





2 MANOR FARM COTTAGES HALLGATE

SPALDING, PE12 8NG

£230,000

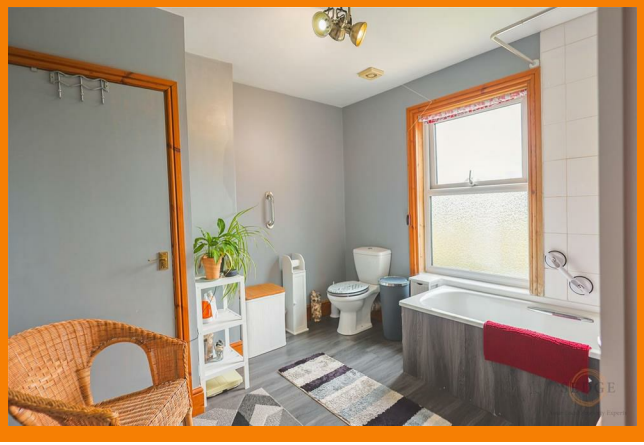
FREEHOLD

A beautiful and exceptionally well presented country style cottage enjoying a peaceful rural position with stunning open field views to both the front and rear. The property offers charming and well-maintained accommodation comprising two reception rooms, kitchen, rear porch, two bedrooms and a spacious bathroom, with fireplaces adding character throughout. Outside, the property benefits from a substantial driveway providing ample off-road parking, together with a single garage and separate workshop. Further benefits include oil-fired central heating and a wonderful sense of space and privacy, making this an ideal countryside home for those seeking character, generous parking and beautiful open views.

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• Beautifully presented country style cottage • Exceptional rural position with open field views • Stunning views to both the front and rear • Generous driveway providing ample off-road parking • Two well-proportioned bedrooms • Two reception rooms with feature fireplaces • Well-presented kitchen • Spacious first floor bathroom • Single garage and workshop • Charming character throughout





Summary

A truly charming and exceptionally well presented country style cottage, situated in a peaceful rural position on Hallgate, offering stunning open field views to both the front and rear. 2 Manor Farm Cottages combines traditional character with comfortable and well-maintained accommodation, making this a wonderful home for those looking for a quieter countryside lifestyle while remaining within easy reach of Spalding and the surrounding villages.

The property is approached via a particularly generous driveway providing an impressive amount of off-road parking, ideal for multiple vehicles, guests or those requiring space for larger vehicles. The grounds also benefit from a single garage and separate workshop, providing excellent additional storage and practical workspace.

Internally, the property is presented to an exceptional standard throughout. The entrance hall provides access to the principal ground floor rooms and stairs rising to the first floor. The sitting room is a charming reception room with a front-facing window and attractive fireplace, while the generous lounge overlooks the rear and also benefits from a feature fireplace, creating a comfortable and inviting main living space.

To the rear of the property is a useful porch with windows overlooking the surrounding countryside and a door leading outside. The kitchen is positioned to the rear and benefits from windows to the side and rear, allowing plenty of natural light while enjoying views across the surrounding fields.

To the first floor are two well-proportioned bedrooms. Bedroom one overlooks the front of the property through two windows and retains a fireplace together with useful built-in storage. Bedroom two is a particularly generous room with a rear-facing window and views over the open countryside.

The first floor is completed by a spacious bathroom with side-facing window and useful storage cupboard.

Outside, the property is a particular highlight. The substantial driveway to the front provides ample off-road parking, while the open aspect and uninterrupted field views give the property a wonderful rural feel. To the rear, the open countryside continues, providing a peaceful backdrop and a sense of space that is increasingly difficult to find.

Further benefits include oil-fired central heating, a single garage and separate workshop.

This is a rare opportunity to acquire a beautifully maintained and characterful country cottage in a desirable rural setting, with generous parking, excellent outside storage and countryside views to both the front and rear. Early viewing is highly recommended to fully appreciate the presentation, position and charm this property has to offer.

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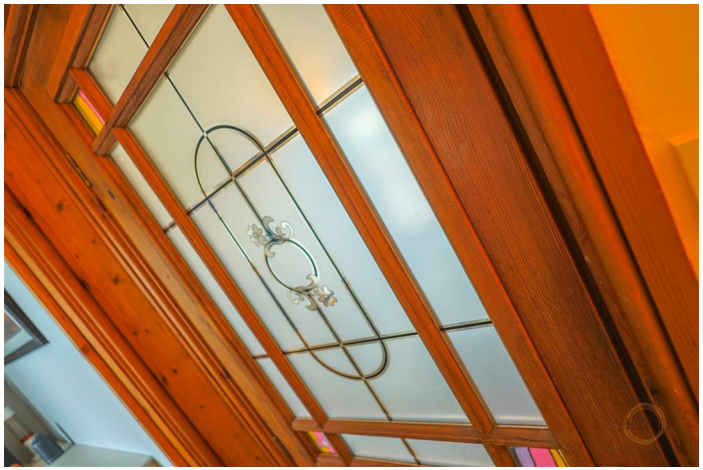





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2 MANOR FARM COTTAGES

ADDITIONAL INFORMATION

Local Authority – South Holland

Council Tax – Band A

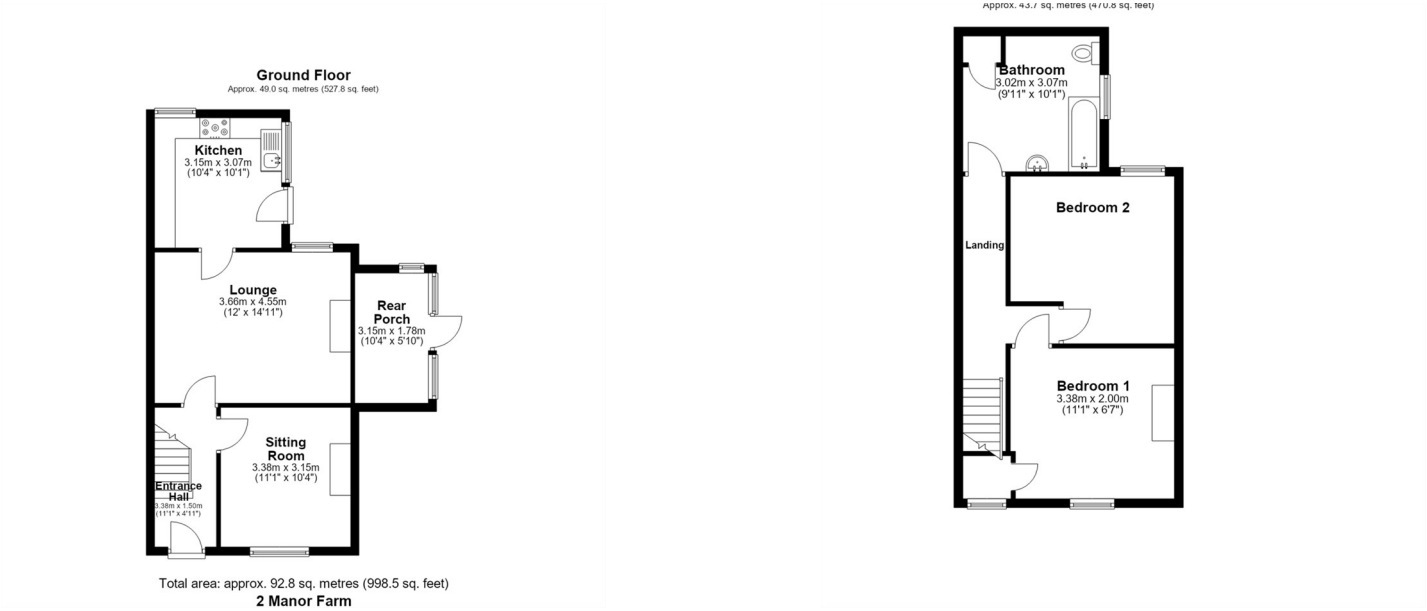
Viewings – By Appointment Only

Floor Area – sq ft

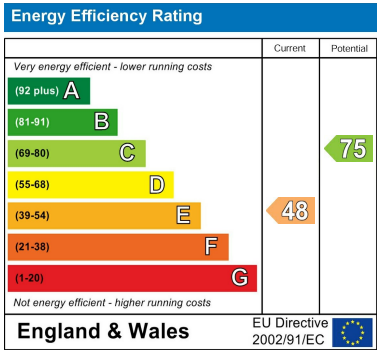
Tenure – Freehold











Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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