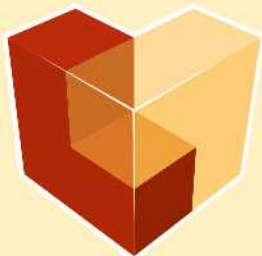


EST 1770



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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Shetland Cottage, Mill Green Road, Pinchbeck, Spalding, PE11 3PY

Guide Price £285,000 Freehold - Subject to Contract

- An unusual offering with potential for re-establishment
 - Semi-detached Cottage
- Significant outbuildings with possibilities for alternative use
- Yard and additional buildings
- Arable land with potential for paddock
- Total property area approximately 3.14 Acres (1.27 Hectares) (Subject to Survey)
- Ideally suitable for a Cash Purchaser but see additional information later in the Particulars.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

GENERAL DESCRIPTION

The property comprises of an unusual blend of opportunity including a semi-detached cottage requiring extensive modernisation and refurbishment, a two-storied outbuilding plus other brick-built outbuildings/former stables and further timber buildings in the yard.

The house, garden, yard area and buildings extend to approximately 0.78 acres.

The arable land with potential for amenity/paddocks etc. extends to a further 2.36 acres making a total property area of 3.14 acres (1.27 hectares). This lies to the north of the yard.

It will be noted that there is a small compound area in the south east corner of the yard which has been retained by the Vendor. This has recently been fenced off and the area is not included in the sale.

The property is situated on the west side of Mill Green Road approximately 1.5 miles south west of the nearby village of Pinchbeck which offers extensive village facilities and amenities including a church, chapel, two public houses/restaurants and extensive village shopping together with a well-regarded primary school.

More extensive facilities and amenities are available in the nearby market town of Spalding which is situated (by road) some 4 miles to the southeast of the property. There are easy routes for communication to the west, south-west and south from this area and the transport facilities are also good. Rail connections are available at Spalding, Peterborough, Stamford, Grantham and Newark.

The availability of Shetland Cottage provides an unusual opportunity for those seeking a property in the country with significant potential, but considerable work and costs will be involved in bringing the property up to modern day standard.

These works will be extensive and may well include an upgrade of the foul drainage system.

The property is ideally suited best for CASH PURCHASERS but if finance is required, we recommend that thorough discussions should take place with your finance provider/mortgage adviser in advance of committing to any survey or allied cost to ensure that there is a realistic chance that you may be able to obtain the necessary funds.

If you would like to discuss this element further in advance of making an appointment to view, please contact us on 01775 766766 extn. 131 or 113.

NOTE

All areas are provided as 'approximate' and subject to detailed site survey. They are for guidance only.

SERVICES

The cottage is connected to mains water and electricity, drainage is to a private system. There is no mains gas available in the locality. Interested parties are advised to check all services prior to purchase.

TENURE

The tenure of the property is Freehold.

POSSESSION

Vacant possession will be available upon completion. The property is being sold in its present condition but excludes private items which will be removed prior to completion.

COUNCIL TAX BANDING

Band A.

VIEWING

Strictly by prior appointment with the Vendor's Agents – R Longstaff & Co. Telephone: 01775 765536
Email: commercial@longstaff.com

LOCAL AUTHORITIES

District and Planning

South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE - CALL: 01775 761161

Water

Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA - CALL: 08457 919155

County and Highways

Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL - CALL: 01522 552222

DETAILS

SHETLAND COTTAGE

The property comprises a semi-detached cottage, mainly two storied and part single storey with mostly rendered external elevations of brick construction and part blue slate and part concrete tiled roof. There is also a flat felt roof area to the single storied rear section.

ACCOMMODATION

Ground Floor

Front Sitting Room - 3.7m x 3.9m with fireplace, radiator

Middle Living Room - 3.03m x 4m (max) staircase off, corner fireplace, radiator

Living Room - 3.6m x 3.32m with fireplace, radiator

Rear Passage – radiator

Walk in Pantry off – 1.18m x 2.30m with fitted shelves

Ground Floor Bathroom – 2.27m x 2.27m with bath, wash hand basin, wc, airing cupboard with hot water cylinder, radiator

Kitchen/Scullery/Rear Extension – 1.93m x 3.17m with deep porcelain sink, radiator

First Floor Staircase from middle living room to:

Front Bedroom 1 – 3.7m x 4.02m radiator

Bedroom 2 – 3.04m x 3.14m with part division from staircase – radiator. (Please note there is no natural light to this area).

Leading to :

Rear Bedroom 3 – 4.96m x 3.36m radiator

Outbuildings

Attached Boiler House of brick and felt construction with oil-fired boiler and external storage tank. There is a small garden to the property lying to both the front and side of the house.

Yard and Buildings

Detached two storied Barn/former Packing Shed of brick and slate construction with solid walls and rendered external elevations.

Gross Internal measurements 13.2m x 4.6m with loft over (similar dimensions overall) and loft ladder
Old Glasshouse attached (very poor and requires demolition)

Brick and Asbestos range of Stables and Stores – gross external measurements approximately 16.8m x 5.10m

Brick and Corrugated Iron Store

Timber Built Aviary (very poor)

3 bay Open Fronted Timber and Corrugated Iron Implement Store

Open Fronted Implement Store of concrete block construction

Old Dutch light frame and boiler house (very poor)

Additional outbuildings all in dilapidated condition

House, yard and buildings extend to approximately 0.78 acres

The Arable Land

This lies adjacent to and running north from the main yard. It comprises good quality silt capable of supporting a variety of agricultural/horticultural cropping. It extends to a total of approximately 2.36 acres.

Summary of site areas (For indication purposes only)

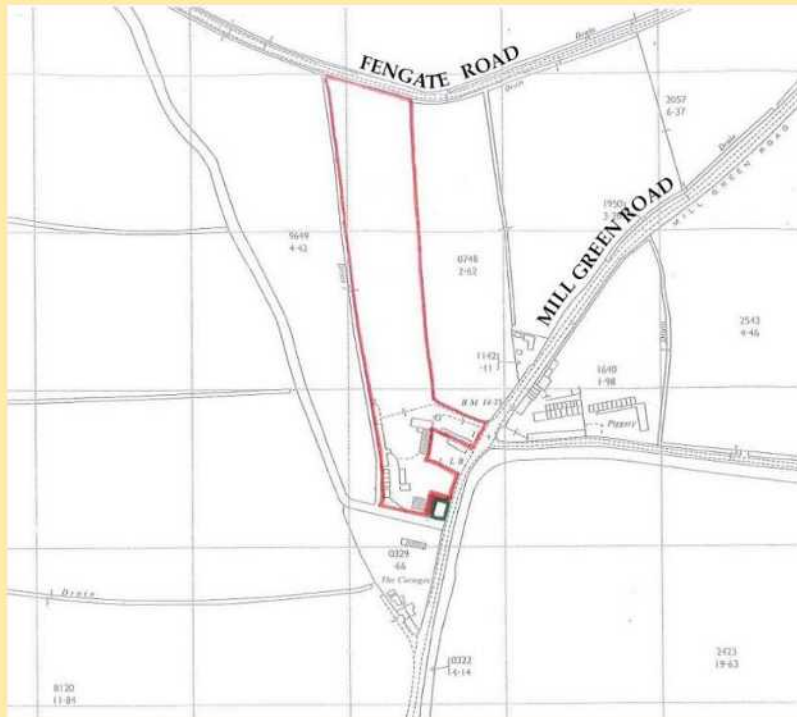
A – House, yard and buildings 0.78 acres

B – Land 2.36 acres

TOTAL 3.14 acres (1.27 hectares) Subject to Survey

HEALTH AND SAFETY WARNING

Please exercise extreme care when entering the property. There are areas that are potentially unsafe, the glasshouse is in a poor state and should not be entered at any time. You enter the property entirely at your own risk.



NOTE

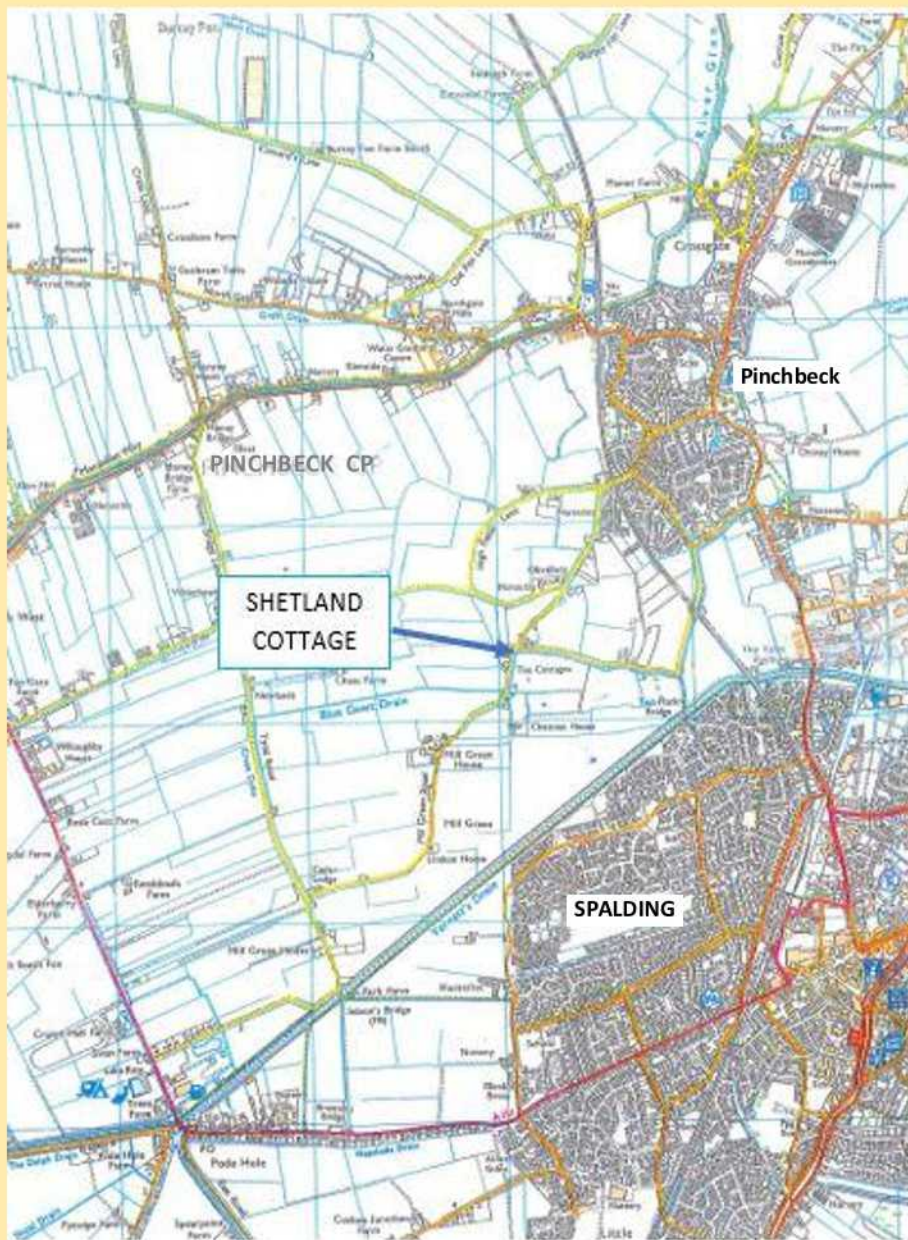
The area being offered for sale is edged Red on the plan attached (for identification purposes only). The vendor is retaining a small area of ground in the south east corner of the property (edged green) which has now been fenced and has separate access direct from Mill Green Road. It is quite apparent upon site inspection.

FLOOR PLAN OF COTTAGE









TENURE Freehold

SERVICES

See text

LOCAL AUTHORITIES

See text

COUNCIL TAX BAND A

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

Ref: S10896 (20/01/23)

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

Photographs taken late Autumn 2022

ADDRESS

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Lincolnshire
PE11 1BS

CONTACT

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		