



Pygott
& Crone

Rectory Farm, Rectory Lane
Gedney, Spalding, Lincolnshire, PE12 0EA

£525,000

4 Bedroom Bungalow

- Freehold
- Detached 4 Bedroom Bungalow
- Private Tree Lined Driveway
- 0.63 acre plot (sts), Mature Gardens
- Shepherd's hut with Airbnb potential
- 3 Double & 1 Single Bedroom, Bath & Shower Room
- Tranquil & Private Setting
- Ample Parking & Double Garage
- No Onward Chain
- EPC Rating - D, Council Tax Band - E

[Click here to access the Energy Performance Certificate for Rectory Farm, Rectory Lane, Gedney, Spalding, Lincolnshire, PE12 0EA](#)



Overview



Set along a picturesque tree lined driveway and occupying approximately 0.63 acres (sts) of beautifully secluded grounds, this is a rare opportunity to purchase this impressive four bedroom detached bungalow which offers an exceptional blend of privacy, space and lifestyle living along with a fantastic business prospect. A standout feature of the property is the charming shepherd's hut, which had been operating successfully as an Airbnb retreat, providing an ideal opportunity for additional income or guest accommodation. Complementing this unique outdoor space is a dedicated hot tub area, creating the perfect setting for relaxation and enjoying the tranquil surroundings. It also has its own parking and enclosed garden area. The property itself boasts spacious and versatile accommodation throughout, with three double bedrooms and a further single bedroom, generous living areas, and the most wonderful views across the mature gardens. Perfectly suited for both family living and entertaining, the home enjoys a peaceful setting with a wonderful sense of seclusion, while still offering excellent accessibility to local amenities and road networks, making this a truly special countryside style retreat with modern lifestyle appeal.

As you approach, you will be taken aback by the mature tree lined driveway and the sizeable frontage leading to ample off road parking to both the front and rear of the bungalow and as a practical addition to the home there is a timber workshop, alongside a double garage, brick built store and a timber storage shed.



Stepping inside the entrance porch you are greeted by a long entrance hall which sets the tone for the spaciousness of the home. From here, the heart of the home unfolds: a large dual aspect lounge overlooking the gardens and offering a generous space for both relaxation and entertaining. The open plan kitchen/dining room is also dual aspect and provides ample space for daily family living, casual meals or again entertaining. The utility room and WC add further practicality and convenience. There are three double bedrooms and one single, one with a walk in wardrobe. A shower room and four piece family bathroom serve the accommodation.

Outside, the mature gardens provide a sense of both privacy and openness. The large plot allows for a peaceful setting while still being within reach of village life and amenities. The double garage leading to the store/workshop attached further enhance the property's appeal, offering secure vehicle storage and workshop space ideal for a variety of hobbies or business uses subject to the necessary consents. Outside behind the property there is a further timber built workshop, garden storage and summer house

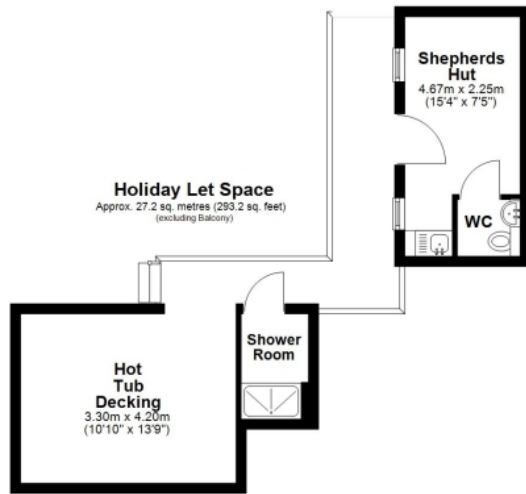
Viewing is essential to truly appreciate the rare opportunity this property offers.



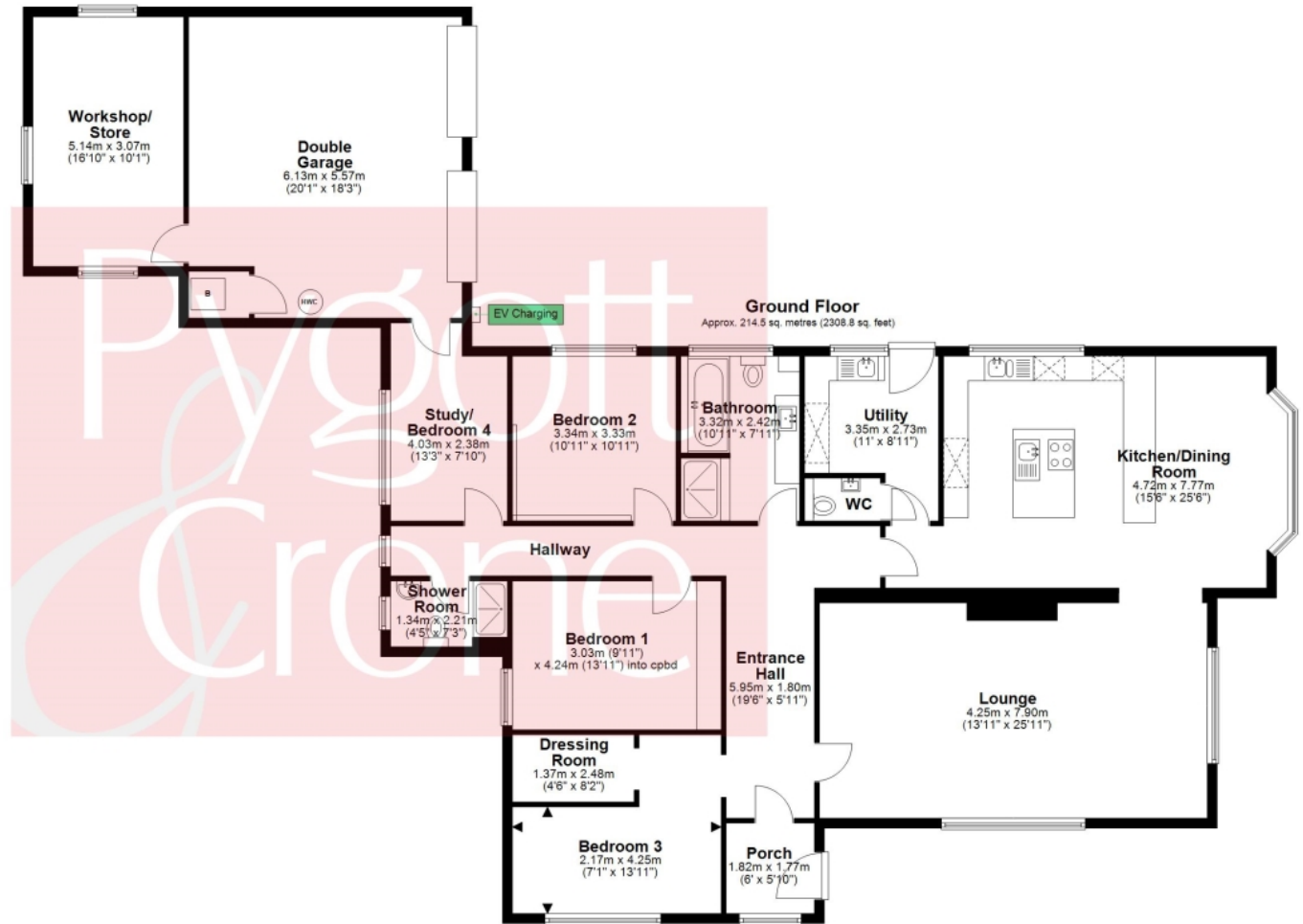
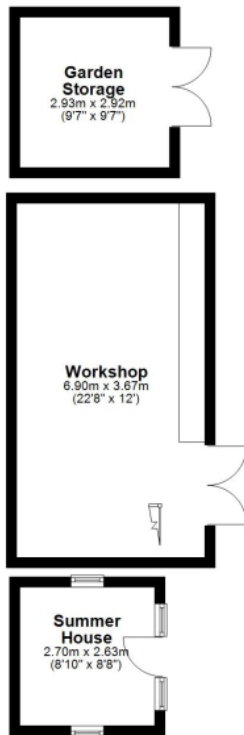


Agents Note: The vendor informs us that the neighbouring property has right of access over a small section at the beginning of the driveway to be able to access their own driveway.





Outbuildings to Rear
Approx. 41.0 sq. metres (441.4 sq. feet)



Total area: approx. 282.7 sq. metres (3043.4 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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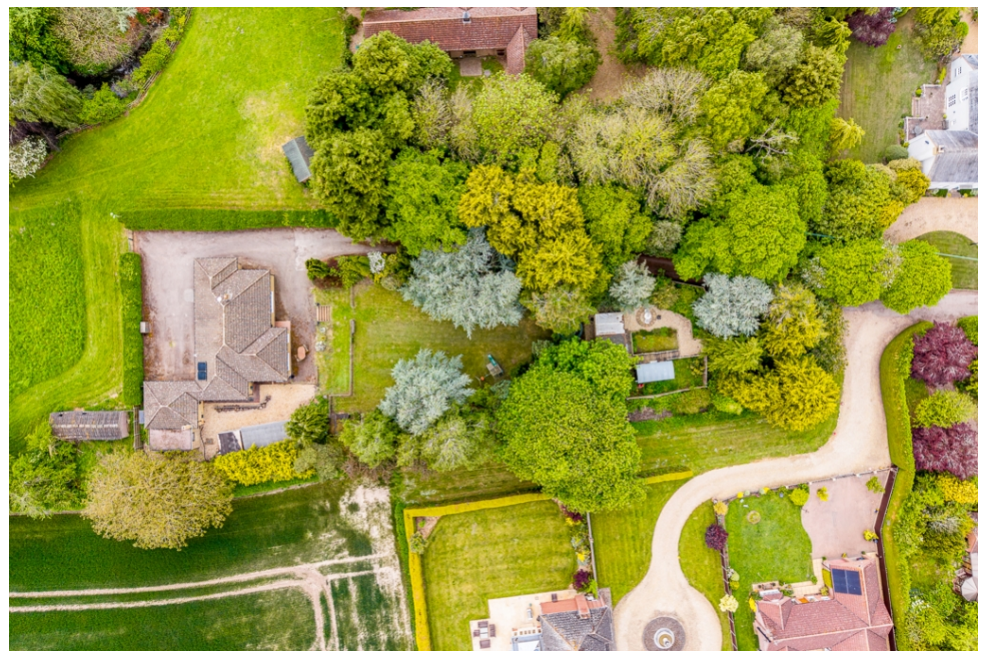




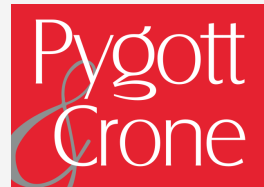








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is on the market with our Spalding branch

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