

Pygott & Crone

Pipwell Gate House, Pipwell Gate, Saracens Head

Holbeach, Spalding, Lincolnshire, PE12 8BA

£350,000

4 Bedroom Detached House

- Freehold
- Detached Four Bedroom Character Property
- Sitting on 0.26 acre with open views
- Having Original Features
- Two Reception Rooms & Large Conservatory
- Kitchen & Separate Utility
- Upstairs Bathroom & Downstairs Shower Room
- Garage & Workshop
- Wrap around garden
- EPC Rating - D, Council Tax Band - D

Click here to access the Energy Performance Certificate for Pipwell Gate House, Pipwell Gate, Saracens Head, Holbeach, Spalding, Lincolnshire, PE12 8BA





Overview

Nestled in a countryside setting, within the semi rural village of Saracens Head, this well presented former public house built in 1830 is now 4 bedroom detached property sitting on 0.26 acre, offers the perfect blend of traditional charm and character with modern comfort. Boasting generous living space and surrounded by mature gardens, this characterful home is ideal for families, those seeking a slower pace of life, or anyone looking for a rural retreat, yet within easy reach of Holbeach town and its amenities.

Being full of warmth and character, the property features original details such as fireplaces and original wooden beams and an original quarry tile floor, while offering all the conveniences of modern living. Viewing is highly recommended.





Benefitting from a wonderful flow though out, feeling light and bright, the accommodation offers Porch Entrance opening to the Entrance Hall, Utility/Shower Room, Farmhouse style Kitchen with French doors opening to the large Conservatory making an ideal space for entertaining, dual aspect Sitting Room with a Log burner and having doors to opening to the garden, a large family Lounge/Dining Room with further log burner and there are steps which lead down to the cellar. Upstairs continues with 4 generous Bedrooms, the main having a walk in wardrobe and there is a Family Bathroom.

Outside is a gardeners delight with the mature wrap around garden which has been beautifully landscaped, with a lawned area, various seating areas to enable you to enjoy the sunshine from dawn until dusk and a pond. With both the property and gardens perfect for entertaining, there is ample off road parking along the gravelled driveway that gives access to the Garage and also the Workshop.

Agent Note: The property is serviced by a septic tank; the vendor has not confirmed if the septic tank meets the current "Septic Tank and Sewage Treatment Plant Regulations & General Binding Rules". Pygott & Crone have made no further enquires, and all buyers will need to make their own investigations.



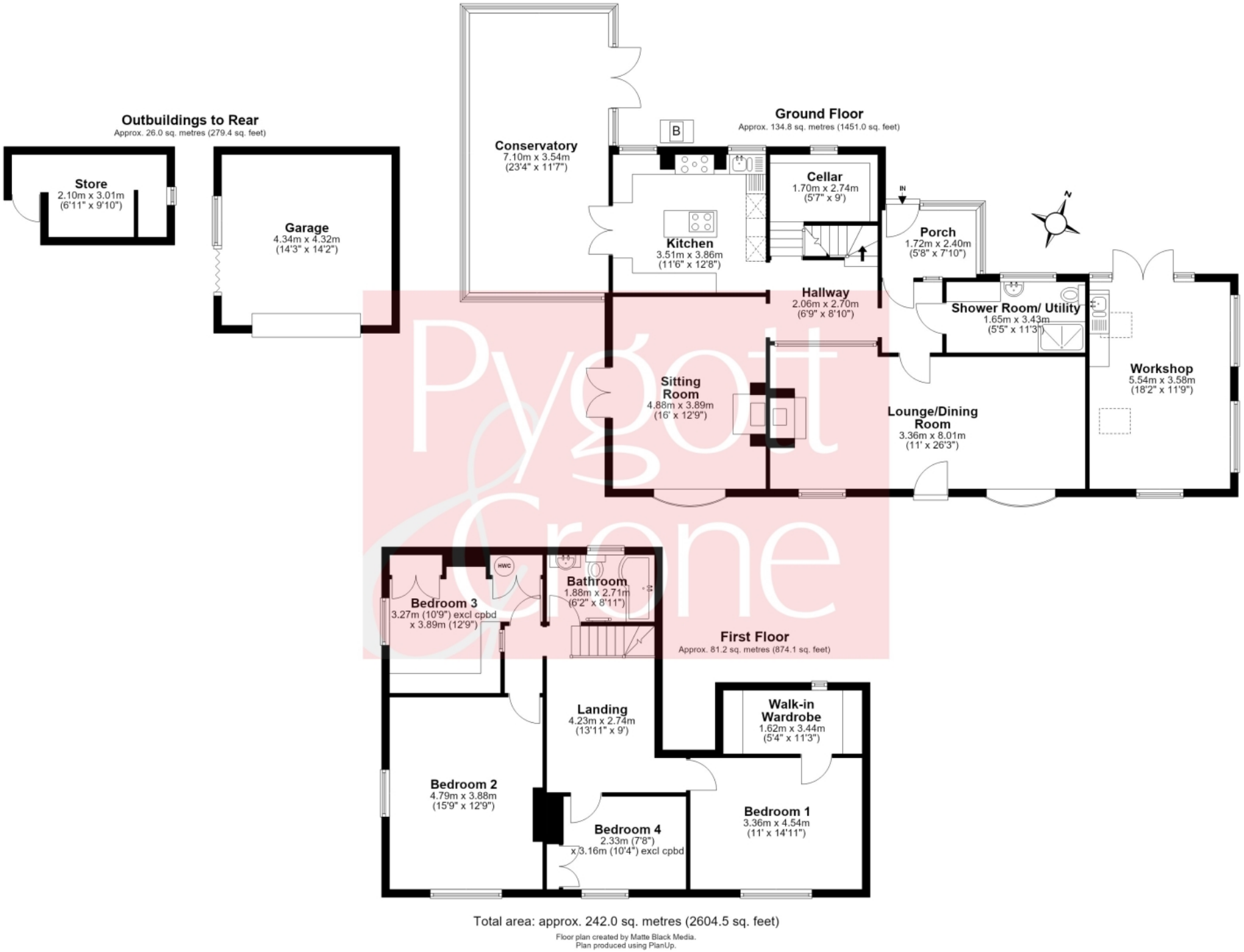












Total area: approx. 242.0 sq. metres (2604.5 sq. feet)

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


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Location



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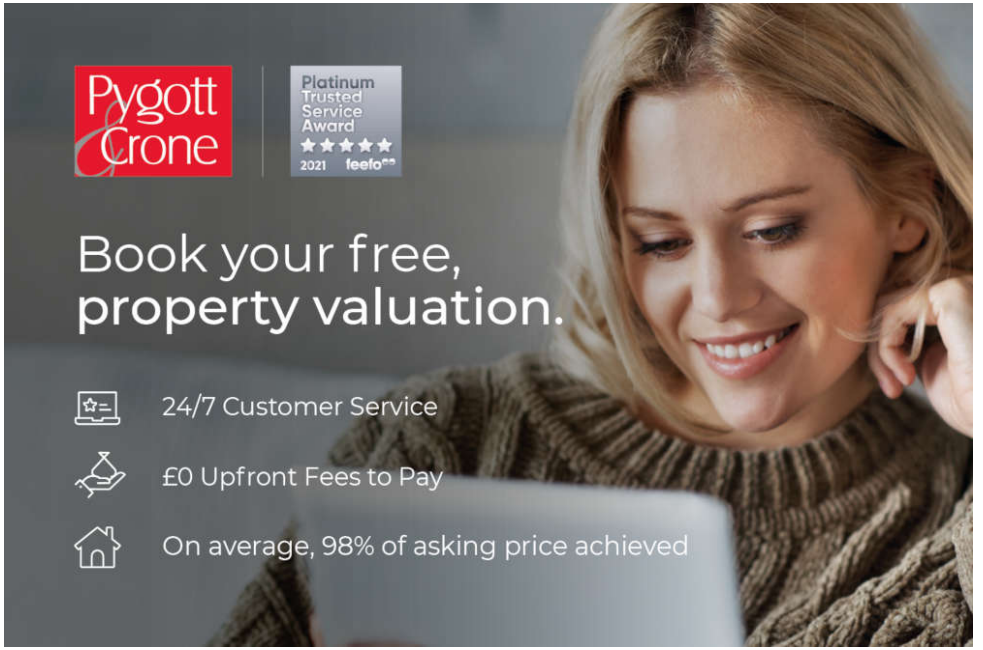











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is on the market with our Spalding branch

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