



New House
Lowgate | Gedney | Lincolnshire | PE12

FINE & COUNTRY

KEY FEATURES



- A Modern, Detached, South Lincolnshire Edge of Village House
- Equestrian Potential, Ideal as a Small Holding or Business (STP)
- Benefiting From Approximately 4 Acres (Subject to Measured Survey)
- Reception Room, Dining Room, Study, Games Room and Conservatory
- Farmhouse Style Kitchen, Utility Room/Boot Room and Downstairs WC
- Master Bedroom with En Suite, 3 Further Bedrooms and a Family Bathroom
- Stable Block, Oversized Garage, 3 Poly Tunnels with Additional Concrete Slabs
- Large Gravel Forecourt, Attractive Rear Garden and Sub Divided Paddocks
- Please Note: Uplift of 25% Upon Residential Development Consent*

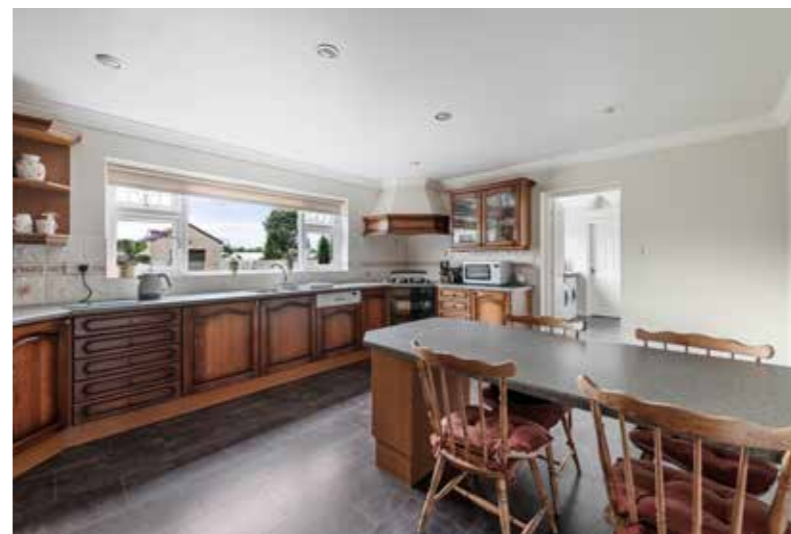
* The overage is for period of 30 years. For further information, please contact the agent.

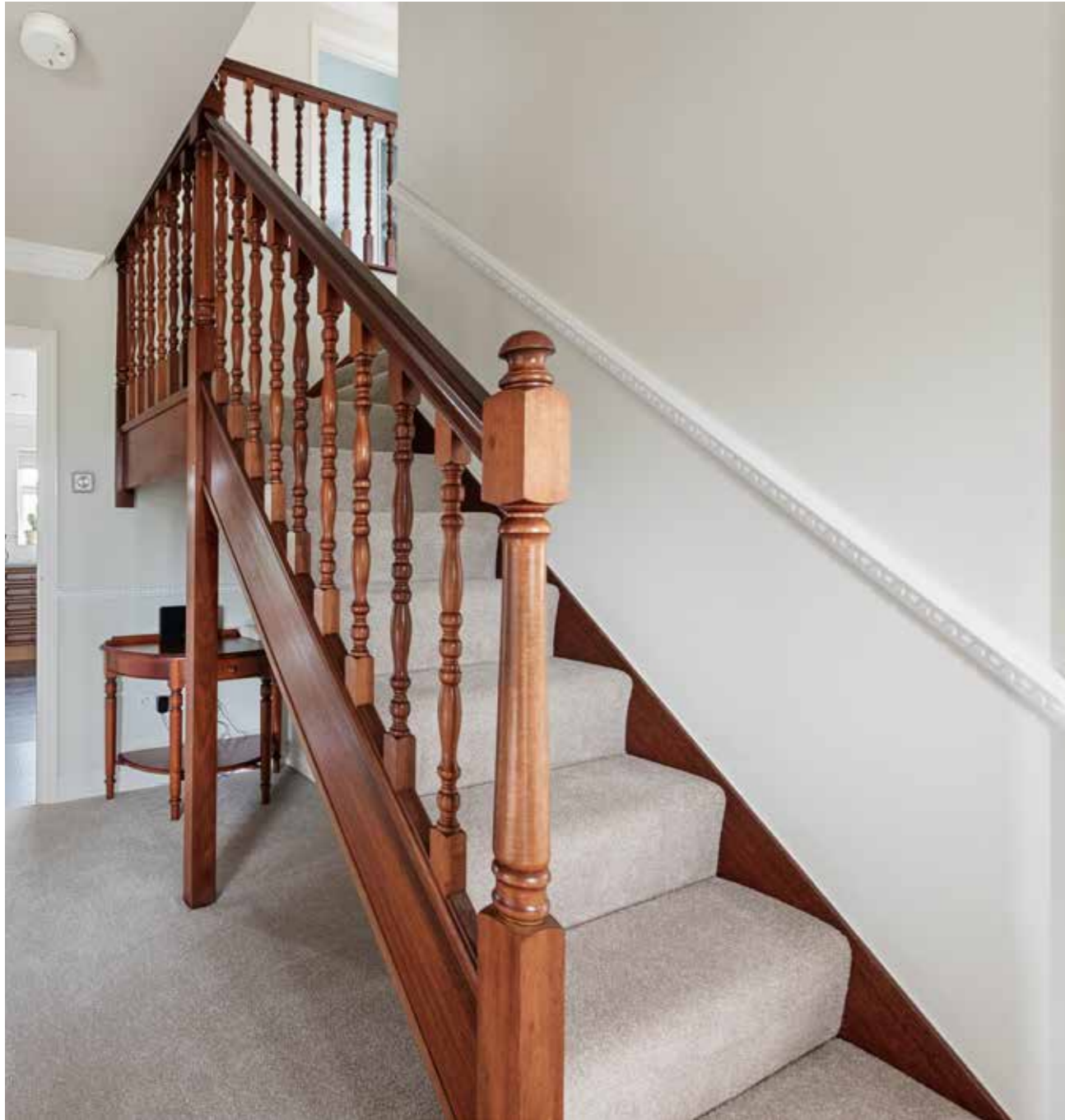




Nestled at the periphery of the South Lincolnshire village of Gedney, merely two miles from the charming market town of Long Sutton and four miles from the busy market town of Holbeach, stands a light and spacious modern abode constructed of red brick. This four-bedroom residence sits on approximately four acres (subject to measured survey), complete with stable blocks, an oversized garage, and three poly-tunnels. The meticulously landscaped grounds are thoughtfully divided into paddocks, complemented by front and rear gardens, presenting an exceptional opportunity for equestrian enthusiasts wanting their horses to live on the doorstep.

As one approaches New House, a generously proportioned gravel driveway meanders gracefully to the entrance of this delightful property. Upon stepping inside, one is immediately enveloped in a warm and inviting ambiance, courtesy of the entrance hallway adorned with a soothing neutral colour palette. To the right lies a cosy study and to the left, a dual-aspect sitting room awaits, boasting a charming feature fireplace and fully glazed French doors that lead to a dining room, which in turn harmoniously connects to a conservatory offering panoramic views of the meticulously tended gardens and the expansive landscape beyond.





The kitchen, designed in a traditional farmhouse style, is replete with ample storage solutions and is equipped with integrated appliances, including a four-ring gas hob, a double oven, and a dishwasher. Adjacent to the kitchen, a comfortable utility room is complemented by a separate WC, providing practical convenience. From this space, one can access a spacious games room, which holds the potential to serve as an invigorating gym or a creative hobby room.

Ascending to the first floor, one discovers four well-appointed bedrooms, alongside a family bathroom. Three of these bedrooms are enhanced by built-in wardrobes, while the principal bedroom enjoys the added luxury of an en suite shower room.





At the front of the property, a well-maintained lawn garden complements an expansive gravel driveway and parking area, which leads through a traditional five-bar gate to the rear. The rear garden features a spacious lawn bordered by a diverse selection of shrubs.

Behind the lawn lies an oversized garage measuring 27'8" by 17'10", equipped with a roller shutter. Adjacent to the garage is the first stable block, which consists of three stables that overlook a manège measuring 21 meters by 25 meters. Continuing along the path, you will find poly-tunnels, a testament to the current owners' previous operation of a successful nursery. Following the trail through the paddocks, you will reach the second stable block, which houses two additional stables.

The location has excellent road links being close to the A17 for reaching Norfolk and on to its beautiful coast to the east and for travelling north in the other direction. Peterborough is around 35 minutes away for the A1 South and where fast trains to London King's Cross take about 45 minutes. The local market towns are rich in attractive Georgian architecture, a reflection of their historical prosperity. Nearby supermarkets include a Co-op in Long Sutton, a Tesco in Holbeach, and several

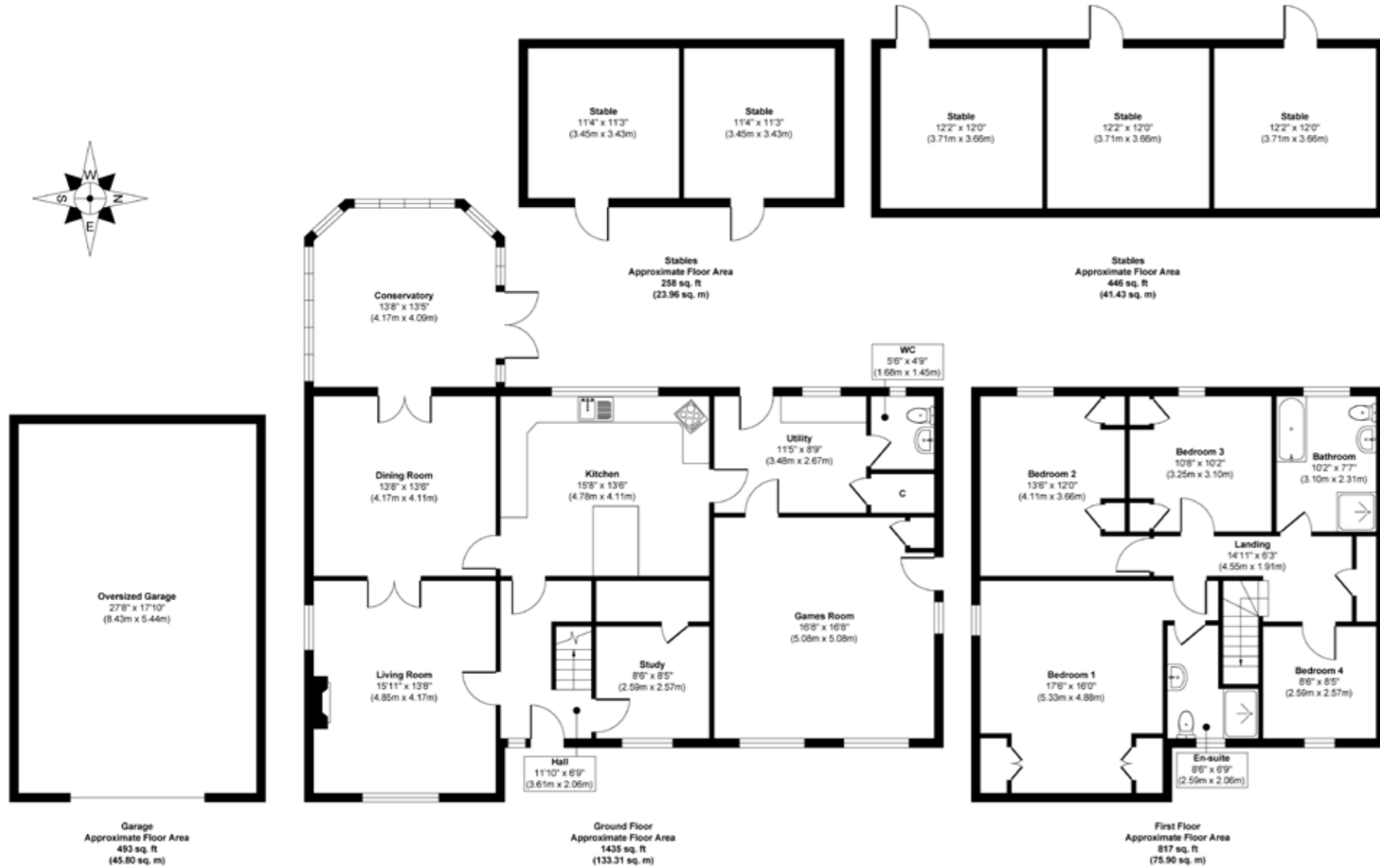
options in Wisbech, Spalding and King's Lynn. Spalding is particularly picturesque, situated along the River Welland, while Wisbech features the National Trust property, Peckover House, located on the scenic North Brink overlooking the River Nene.

For those who love nature, not far away along the sea-banks beside the River Nene where it opens out into The Wash, you can fully appreciate a wonderful marshland landscape combined with the huge Fenland skies, a nature reserve where thousands of birds gather, with the Sir Peter Scott Walk, an 11-mile route following the coast all the way to King's Lynn.

The area offers a wide variety of excellent schools, with the property situated in the catchment area for the grammar schools in Spalding, just 20 minutes away. The High School (for girls) is rated Outstanding by Ofsted, while the Grammar School (for boys) has a Good rating. Holbeach Academy, only a five-minute drive away, also holds a Good rating, with school buses passing nearby. For those seeking private education, Ayscoughfee Hall preparatory school in Spalding and the independent Grammar School in Wisbech (15 minutes away) cater to both junior and senior levels.







Approx. Gross Internal Floor Area
Main House = 2252 sq. ft / 209.21 sq. m
Garage = 493 sq. ft / 45.80 sq. m
Stable Block 1 = 258 sq. ft / 23.96 sq. m
Stable Block 2 = 446 sq. ft / 41.43 sq. m
Total = 3449 sq. ft / 320.40 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Local Authority: South Holland District Council

Council Tax Band: C

Services: Mains Electricity, and Water, Sewage Treatment Plant and Gas Central Heating

Tenure: Freehold

Disclaimer:

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fine & Country or Rutland Country Properties has the authority to make or give any representation or warranty in respect of the property.

We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Agents notes:

The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	43 D	77 C
39-54	E		
21-38	F		
1-20	G		

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