



## Offers in the region of £290,000 Freehold



## 84 Jarvis Gate, Sutton St. James, Lincolnshire, PE12 0EP

A rare opportunity to acquire this much-loved detached cottage sitting on a 0.5-acre rural but not isolated plot (stms) with the potential to establish a cattery by repairing the 11 chalets and separate isolation unit which are currently in-situ, or the option to convert them for another use (subject to consent).

Internally, downstairs the cottage currently comprises of a living room with a log-burning stove, a cosy snug, a quirky kitchen, a cloakroom, a lean-to conservatory and a convenient store room. Upstairs is a king-sized bedroom and a stunning bathroom with a 4-piece suite including a freestanding roll-top bath. The impressive landing is currently utilised as a sitting room which enjoys farmland views, but could easily be converted to a second king-size bedroom.

Externally, the established cottage garden with its trees, shrubs and bushes is a haven for wildlife and a delight for gardening enthusiasts. There is a parking area for multiple vehicles including a caravan/motorhome if desired. Along with the cat chalets, there is a storage shed and a garage/workshop.

This property really is a must see!

Sutton St James is a small village, offering local amenities including butchers, public house, post office, shop and primary school. The small but busy Market Town of Long Sutton is approximately 4 miles away and has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots, Health Centre, Opticians, Library, Ironmongers, Hairdressers, Various Eateries and Shops. The market is held every Friday in Market Place. The larger towns of Kings Lynn and Spalding are both approximately 17 miles away and have ongoing coach and rail links direct to London and the North. The North Norfolk coast is just a 45-minute drive. The smaller nearby town of Sutton Bridge also offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.

## LONG SUTTON



**Porch**

4'5" x 2'11" (1.37m x 0.90m)  
uPVC door with double-glazed stained-glass privacy windows to the front. Wooden glazed door to the living room. Self-adhesive vinyl tile flooring.

**Living Room**

15'10" (max) x 12'7" (4.84m (max) x 3.86m)  
Wooden clad ceiling. Ceiling light. uPVC double-glazed window to the front. Log-burning stove set on a hearth with a coordinating splashback. Feature painted chimney breast. Wall-mounted 'Creda' electric storage heater. 4 x double power-points. 2 x TV points. Self-adhesive vinyl tile flooring. Carpeted stairs to the first floor.

**Store Room**

7'2" x 4'4" (2.19m x 1.33m)  
Open storage to the eaves. Light. Fitted shelving and tiled workbench.

**Dining Room**

12'5" x 11'5" (3.80m x 3.49m)  
Currently utilised as a snug. Wooden clad ceiling. uPVC double-glazed window to the front. Wall-mounted 'Creda' electric storage heater. 4 x double-power points. Single power-point.

**Kitchen**

17'11" x 6'6" (5.47m x 1.99m)  
Wooden clad ceiling with inset lights. 2 x wooden-framed glazed windows to the rear. Wooden-framed glazed privacy door to the rear conservatory/lean-to. Fitted range of matching wall and base units with a tiled worktop and coordinating splashback. Ceramic butler sink with twin lever taps. Freestanding 'Hotpoint' electric oven with a 4-ring hob. Under-counter space and plumbing for a washing machine. Under-counter space for a fridge. Under-counter space for a freezer. 5 x double power-points. Single power-point.

**Cloakroom**

6'10" (max) x 4'0" (max) (2.09m (max) x 1.24m (max))  
Wooden clad ceiling and walls. Loft hatch. uPVC double-glazed window to the rear. 2-piece suite comprising a wall-mounted hand basin and a low-level WC. Airing cupboard measuring approximately 0.68m x 0.68m with double power-point and hot water programmer. Built-in vanity cupboard.

**Conservatory/Lean-To**

18'11" x 7'11" (5.79m x 2.43m)  
uPVC glazed construction with a uPVC glazed door to the side. Wall-mounted security light. 'Outside' tap. Single power-point.

**Landing/Bedroom 2**

15'10" (max) 13'0" (min) x 12'10" (4.85m (max) 3.98m (min) x 3.92m)  
Coved, papered ceiling. Ceiling light. 2 x uPVC double-glazed windows to the front. Wall-mounted 'Creda' electric storage heater. 3 x double power-points. Single power-point. Exposed floorboards.

**Bedroom 1**

12'10" x 11'4" (3.93m x 3.46m)  
Coved, papered ceiling. Ceiling light. uPVC double-glazed window to the front. Wall-mounted 'Dimplex' electric heater. 3 x double power-points. Carpet flooring.

**Bathroom**

17'1" x 6'6" (5.21m x 1.99m)  
Wooden clad, sloped ceiling with inset ceiling lights. Loft hatch. Extractor fan. 2 x uPVC double-glazed windows to the rear. 4-piece suite comprising a pedestal hand basin with a tiled splashback, a mid-level WC, a freestanding roll top and a shower enclosure with a tiled splashback and a mains-fed, dual-headed shower. Wall-mounted 'Hycos' fan heater. Heated towel rail. Exposed, painted floorboards.

**Outside**

The established cottage garden with its trees, shrubs and bushes is a haven for wildlife and a delight for gardening enthusiasts. There is a parking area for multiple vehicles including a caravan/motorhome if desired.

**Garage/Workshop**

23'8" x 7'7" (7.22m x 2.32m)  
Partitioned into two areas:

Storage area - 2.44m x 2.32m - Light. Wooden up-and-over door. Wall-mounted consumer unit. Double power-point.  
Workshop area - 4.78m x 2.32m - 2 x strip lights. Wooden glazed door to the rear. Wooden glazed window to the side. Stainless steel sink and drainer with twin stainless steel taps set in base unit. Workbenches. 'Unidare' electric storage heater. 3 x double power-points.

**Cattery**

The main cattery consists of 11 units, 2 being larger family units and the remaining 9 being double units. All have heating, power and lighting. The internals of the cattery are in good condition, though externally some repair is required. There is a separate double isolation unit which would benefit from repair, but does have power and lighting.

**Material Information**

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

**Council Tax**

Council Tax Band C. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

**Energy Performance Certificate**

EPC Rating E. If you would like to view the full EPC, please enquire at our Long Sutton office.

**Services**

Mains electric, water and private drainage are all understood to be installed at this property.

Central heating type - Electric storage heating.

**Mobile Phone Signal**

Inside - O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data. EE and Three are not available

Outside - EE is Likely over Voice and Data. Three is Likely over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Visit the Ofcom website for further information.

**Broadband Coverage**

Standard broadband is available.

Visit the Ofcom website for further information.

**Flood Risk**

This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea.

**Directions**

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 and turn left onto Bull Lane. Continue onto Trafalgar Square and further onto Station Road/B1390. At the roundabout, take the 2nd exit onto Cowpers Gate/B1390. Follow the bend to the right onto St. James Road and continue for 2.9 miles. Turn right onto Jarvis Gate. The property is located on the right-hand side.

NB. There is a separate parking area just before you reach the property.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:30pm. Saturday: 9:00am - 1:00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.



**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.