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Offers in the region of £225,000 Freehold



Mijoma Shaws Lane, Long Sutton, Lincolnshire, PE12 9AN

Set on a 0.5-acre plot (STMS) - A rare opportunity to acquire a truly charming character property, brimming with potential and set within an idyllic countryside setting yet close to the town centre, offered with the advantage of vacant possession.

This delightful home offers well-proportioned and versatile accommodation, including kitchen, a separate dining room, a cosy yet spacious living room, a convenient downstairs WC, and a separate family bathroom. Upstairs, three exceptionally generous bedrooms provide comfortable and flexible living space, ideal for families or those seeking a peaceful rural retreat.

Enjoying breathtaking, uninterrupted field views from every aspect, the property is surrounded by open countryside, offering a sense of tranquillity and escape that is increasingly hard to find.

The beautifully established cottage garden is a true highlight, mainly laid to lawn and framed by mature trees and flourishing shrubs, it bursts with seasonal colour and attracts an abundance of wildlife, creating a private and picturesque outdoor haven.

Further enhancing the appeal is an impressive, substantial barn-style workshop, offering outstanding potential for a variety of uses, whether for hobbies, storage, or possible conversion (subject to the necessary consents). A generous driveway provides ample parking for multiple vehicles.

While the property would benefit from renovation throughout, it presents an exciting opportunity to create a bespoke countryside home tailored to your own taste and vision.

For further details and viewing arrangements in respect of the property, please contact our **LONG SUTTON** office of Geoffrey Collings & Co.

Front Porch

7'2" x 5'1" (2.20 x 1.56)

Wooden single-glazed door to front. Power points. Tiled floor.

Kitchen

12'8" x 8'2" (3.87 x 2.51)

uPVC double-glazed windows to front and side.

Dining Room

10'0" x 8'5" (3.06 x 2.57)

Wooden single-glazed sash window to front porch. Fireplace. Access to staircase and under-stairs cupboard. Power points.

Living Room

12'5" x 12'0" (3.81 x 3.67)

uPVC double-glazed, double-aspect windows to the front and side. TV aerial socket. Power points.

Utility Room

6'3" x 5'4" (1.91 x 1.63)

uPVC double-glazed window to side. Ceramic butler sink with twin taps. Wall-hung 'Redring' water heater. Tiled floor.

Rear Hallway

10'4" x 3'7" (3.17 x 1.11)

Metal frame single-glazed window to side. Electric storage heater.

Bathroom

7'10" x 5'2" (2.41 x 1.58)

Metal frame single-glazed window with privacy glass to side. Wall-hung hand basin. Panelled bath with twin taps.

Cloakroom

4'6" x 3'8" (1.38 x 1.13)

Metal frame single-glazed window to side. Low-level WC. Part tiled wall.

Bedroom 1

19'2" x 9'6" (5.86 x 2.92)

uPVC double-glazed window to front and side.

Bedroom 2

12'6" x 12'2" (3.82 x 3.71)

uPVC double-glazed window to front. Wardrobe. Power points.

Bedroom 3

10'1" x 9'8" (3.08 x 2.95)

Double-glazed window to rear. Power points.

Outside

With surrounding field views, the garden offers a true countryside retreat. It is mainly laid to lawn, complemented by mature trees and established shrubs. A haven for wildlife, it provides colour, space, and a wonderful setting to relax and enjoy the outdoors.

To the rear of the property, there is a wooden shed for additional storage. The driveway offers multiple parking spaces, suitable for several vehicles, a caravan, or a motorhome.

Large Workshop

41'10" x 33'4" (12.76 x 10.17)

An impressive barn-style workshop of significant proportions, offering exceptional versatility for use as a workshop, creative studio, or bespoke workspace.

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.

Services

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

Council Tax

Council Tax Band B. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161.

Energy Performance Certificate

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

Mobile Phone Signal

EE - Good outdoor, Variable in-home

O2 - Good outdoor

Three - Good outdoor

Vodafone - Good outdoor

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.





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In compliance with the Consumer Protection from Unfair Trading Regulations 2008, Geoffrey Collings & Co must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector.

As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Geoffrey Collings & Co refer business to both internal departments and external companies, a full disclosure is set out below;

REFERRAL SERVICE PROVIDERS:

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We recommend sellers and/or potential buyers use the services of different solicitors. We receive referral commission per legal completion when a client instructs our recommended solicitors to handle the conveyancing process on their behalf. This is included within the solicitors quote prior to instruction and is not added to the solicitor's fees. There is added value in this service which we will tell you about on request. The same conveyancing cost (or more) would be charged should a client go directly to our recommended solicitors.

Should you decide to use the services of Hawkins Ryan Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

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Should you decide to use the services of Ward Gethin Archer Solicitors (Heacham) you should know that we would expect to receive a referral fee of £100 including VAT per legal completion for recommending them to you.

Financial Services

We recommend sellers and/or potential buyers use the service of PAB Mortgages. We would expect to receive a referral fee of 20% of their commission from the lender, based on the amount of the mortgage offer.

Surveys

We recommend sellers and/or potential buyers use the services of a few local surveyors, including our own survey department. We have a referral scheme in place with Watsons Surveyors and would expect to receive a referral fee at 10% of their quoted survey charge.

Energy Performance Certificates

We recommend sellers use the services of our energy performance certificate provider who will invoice us directly for his service. Geoffrey Collings and Co will invoice our seller for the full amount with an additional administration fee of £33 including VAT.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission.