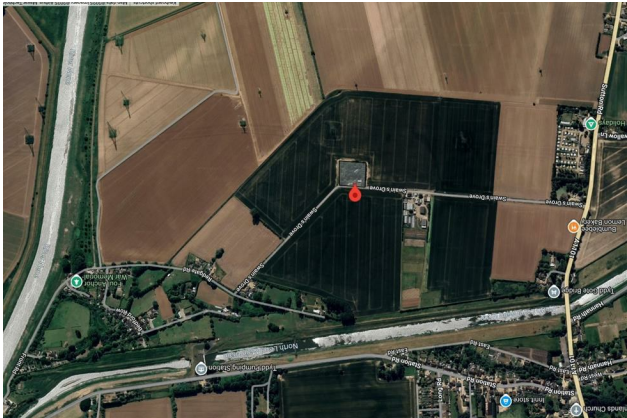




LONG SUTTON

Tydd is a small, picturesque village located near Wisbech on the border of Cambridgeshire and Lincolnshire. It comprises two adjoining villages - Tydd St Mary and Tydd St Giles - each offering a charming rural setting surrounded by open countryside. Known for its tranquil atmosphere, Tydd is popular with those seeking a quieter pace of life while still being within easy reach of the market town of Wisbech and the nearby Fenland towns.

If this charming property could potentially allow you to achieve your property dreams, contact us to arrange a convenient viewing!

Prepare to be wowed by the outside of the property, as it boasts idyllic established grounds comprising shrubs, bushes and woodland. A haven for wildlife such as birds, deer, rabbits and badgers, you really can experience nature at its finest. Mixed in with the un-spoilt grounds are modern conveniences such as an enclosed area with a concrete base which extends from the sun room and utility room. Ideal for positioning outdoor furniture so that you can immerse yourself in the garden views. Positioned within the grounds are several outbuildings including a double garage, barn, kennels and a static caravan, all offering potential for multiple uses.

Upstairs, the 3 genuine double bedrooms are serviced by a spa bath, and a small but convenient office provides space to work from home, or could potentially be converted to an en-suite in the future.

Downstairs, the property offers a living room with a multi-fuel burner and a sun room off, a fitted kitchen/breakfast room with a separate pantry, a generous utility room with a shower room off, and a dual-aspect dining room which is currently utilised as bedroom 4.

Accessed via a private track, and set on a 1.25 acre plot, this 3-bedroom detached house will appeal to those looking to make a home in a peaceful rural location with no near neighbours.

Mystery Cottage Swainsdrove, Tydd, Wisbech, Cambridgeshire, PE13 5RQ



Offers in the region of £420,000 Freehold

Porch
4'1" x 4'1" (1.26m x 1.26m)
uPVC glazed construction with a polycarbonate roof. uPVC glazed door to the front. Carpet tile flooring.

Entrance Hall
12'0" x 5'7" (3.68m x 1.72m)
Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed leaded privacy door to the front. Wide opening to the living room. Power-points. Carpet flooring.

Living Room
12'0" x 11'0" (3.68m x 3.36m)
Coved, textured ceiling. Ceiling light. uPVC double-glazed window to the front. uPVC double-glazed sliding doors to the rear sun room. Multi-fuel burner set on a tiled hearth in a painted brick surround with a marble mantle. Radiator. Power-points. Carpet flooring.

Dining Room
12'0" x 10'10" (3.68m x 3.31m)
Currently utilised as bedroom 4. Coved ceiling. Ceiling light. uPVC double-glazed window to the front. uPVC double-glazed window to the side. Radiator. Power-points. BT point. Carpet flooring

Kitchen/Breakfast Room
16'4" (max) x 11'11" (max) (4.99m (max) x 3.64m (max))
Textured ceiling. 2 x strip lights. uPVC double-glazed window to the side. Wooden-framed window to the side sun room. Fitted range of matching wall and base units with a worktop over and a tiled splashback. Stainless steel sink and drainer with a stainless steel mixer tap. Under-counter space and plumbing for a dishwasher. Free-standing 'Chesterfield' cooker. Serving hatch to dining room. Radiator. Power-points. Quarry tile flooring.

Pantry
4'11" m x 3'6" (1.52 m x 1.08m)
uPVC double-glazed privacy window to the side. Wall-mounted consumer unit. Shelving. Quarry tile flooring.

Utility Room
12'0" x 6'6" (3.68m x 2.00m)
Textured ceiling. Strip light. Smoke detector. uPVC double-glazed window to the rear. uPVC doubе-glazed privacy door to the side. 3-door wall unit. Radiator. Power-points. Plumbing for washing machine. Quarry tile flooring.

Shower Room
6'4" x 3'7" (1.95m x 1.10m)
Ceiling light. uPVC double-glazed privacy window to the rear. Low-level WC. Corner shower cubicle with a wall-mounted 'Triton' electric shower. Radiator. Part-tiled walls. Tile flooring.

Sun Room
9'9" x 9'5" (2.98m x 2.89m)
uPVC double-glazed construction with uPVC double-glazed French doors to the side. Wall-mounted 'Dimplex' electric heater. Power-point. Tile flooring.

Landing
Ceiling light pendant. Loft hatch. Smoke detector. Airing cupboard measuring approximately 0.94m x 0.80m housing a hot water cylinder with shelving. Radiator. Power-points. Carpet flooring.

Bedroom 1
12'0" x 11'0" (3.68m x 3.37m)
Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Radiator. Power-points. Carpet flooring.

Bedroom 2
12'0" x 10'9" (3.68m x 3.29m)
Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Radiator. Power-points. Carpet flooring.

Bedroom 3
10'11" (max) x 8'8" (max) (3.35m (max) x 2.65m (max))
Textured ceiling. Ceiling light pendant. uPVC double-glazed window to the side. Radiator. Power-points. Carpet flooring.

Office
6'0" x 4'0" (1.85m x 1.22m)
Textured ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Power-points. Carpet flooring.

Bathroom
11'11" x 4'11" (3.64m x 1.51m)
Ceiling light. uPVC double-glazed privacy window to the side. 3-piece suite comprising a panelled spa bath with twin taps, a pedestal basin with a mixer tap and a low-level WC. Fully tiled walls. Tile flooring.

Outside
Set on a 1.25 acre plot in a rural location, the property boasts idyllic established grounds comprising shrubs, bushes and woodland. A haven for wildlife such as deer, rabbits and badgers, you really can experience nature at its finest in this tranquil setting. An enclosed area extends from the sun room and utility room, with a concrete base ideal for positioning outdoor furniture. The oil-fired boiler is also positioned in this enclosed area. The property benefits from an outside tap and lighting.

Outbuildings
Amongst the grounds, several outbuildings offer potential for multiple uses. Details can be seen below.

Feed Room
9'1" x 8'1" (2.78m x 2.47m)
Light pendant. Stable door to the rear. Wooden-framed window to the side, Fitted base units with a worktop over. Power-points. Consumer unit.

Barn
Currently divided into an indoor kennel and store as follows:

Indoor Kennel
20'2" x 12'9" (6.16m x 3.90m)
Light. Wooden framed window to the front. 4 x dog kennels. Radiator. Power-points. Quarry tile flooring.

Store
12'9" x 7'7" (3.90m x 2.33m)
Housing the oil tank. Power-points.

Double garage / Workshop
19'6" x 16'1" (5.95m x 4.92m)
Accessed through gates, a fenced yard/area of hardstanding leads to the double garage.

Kennels
6 x kennels with lighting and runs.

Static Caravan
A static caravan is in situ at the side of the property.

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 (a cess pit) are all understood to be installed at this property.

Central heating type - Oil central heating

Mobile Phone Signal
EE - Good in-home and outdoor
O2 - Good (outdoor only)
Three - Good in-home and outdoor
Vodafone - Good (outdoor only)

Visit the Ofcom website for further information.

Broadband Coverage
Standard and superfast broadband is available.

Visit the Ofcom website for further information.

Flood Risk
This postcode is deemed as having a very low risk of surface water flooding and a low risk of flooding from rivers and the sea. For further information please use the following links -

www.gov.uk/check-long-term-flood-risk

www.gov.uk/request-flooding-history

Track Maintenance
The vendor has advised that the properties on Swainsdrove have shared responsibility for maintaining a track. This is usually organised/maintained by the farmer at a cost of approximately £160 per year.

Directions
Start on High Street (B1359) heading south-east, continue onto A1101. Follow the A1101 past Long Sutton toward Tydd St Mary, before turning left onto Swainsdrove. Continue down the track and the property is located on the right-hand side.

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