



Poplars North Road, Gedney Hill Spalding PE12 0NS

welcome to

Poplars North Road, Gedney Hill Spalding

This charming detached home set in the rural village of Gedney Hill offering a well respected primary school. Having a wealth of outdoor space, multiple workshops and outbuildings with planning permission for conversion, this unique property presents exciting opportunities for the new owners.



Entrance Hall

having tiled flooring with stairs to the first floor.

Shower Room

having shower cubicle, low level WC and wash hand basin.

Lounge

17' 5" x 16' 7" (5.31m x 5.05m)

having feature exposed brick fireplace housing log burner. Bi-fold doors leading to the conservatory.

Conservatory

15' 5" x 14' 3" (4.70m x 4.34m)

having exposed brickwork with views of the rear garden.

Kitchen

14' 8" x 11' 7" (4.47m x 3.53m)

having a range of modern units to wall and base level, worksurfaces with ceramic sink and drainer. Exposed feature housing the range style cooker. Integrated dishwasher and space for fridge freezer. Exposed beams, dual aspect windows and door leading to the dining room.

Dining Room

15' 7" x 9' 2" (4.75m x 2.79m)

having double doors leading to the kitchen.

Landing

having airing cupboard and loft hatch.

Bedroom 1

17' 5" x 16' 8" (5.31m x 5.08m)

having exposed brickwork. Open field views.

En-Suite

having bath, shower cubicle, low level WC and wash hand basin. Tiled flooring.

Bedroom 2

14' 8" x 12' 1" (4.47m x 3.68m)

having field views.

Jack And Jill Bathroom

having spa bath, double shower cubicle, low level WC and wash hand basin. Tiled flooring.

Bedroom 3

14' 11" x 6' 11" (4.55m x 2.11m)

having field views.

Outside

the property is approached via double gates which lead to a gravel driveway flooring off road parking for multiple vehicles. The rear garden is laid to lawn with a patio area directly from the conservatory and field views.

Barn

19' 4" x 43' 7" (5.89m x 13.28m)

having planning permission for a four/five bedroom residential dwelling.

having three-phase electricity, double doors, existing office and WC.

Outbuilding

25' 8" x 20' 9" (7.82m x 6.32m)

having planning permission for conversion into a two/three bedroom residential property.

the outbuilding has a concrete floor, french doors and double glazed windows.

Nissan Hut

40' 10" x 20' 6" (12.45m x 6.25m)

having planning permission for a two bedroom residential dwelling.

Outbuilding

31' 9" x 29' 4" (9.68m x 8.94m)

having stairs to mezzanine floor.

Office space 10'8 x 9'11

Workshop 30'2 x 14'1.

Agents Note

Further planning can be found via the South Holland District Council Planning Website.

Reference H07-0617-22 along with related applications H07-0604-22 and H07-0600-23.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Poplars North Road, Gedney Hill Spalding

- DETACHED THREE BEDROOM HOME
- STUNNING FIELD AND COUNTRYSIDE VIEWS
- PEACEFUL RURAL LOCATION WITH WELL RESPECTED PRIMARY SCHOOL
- MULTIPLE WORKSHOPS AND OUTBUILDINGS
- PLANNING PERMISSION GRANTED FOR OUTBUILDING CONVERSION

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£545,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107653 - 0004

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