



Tralyn Tydd Low Road, Long Sutton Spalding PE12 9AR

welcome to

Tralyn Tydd Low Road, Long Sutton Spalding

POTENTIAL EQUESTRIAN PROPERTY WITH APROX 4 ACRES OF LAND. Original stable block in need of updating with hard standing ideal for someone to build modern stables. The bungalow is in need of modernisation with three bedrooms, lounge and kitchen/diner. Having off road parking and double garage.



Entrance Hall

having built-in airing cupboard with hot water tank, loft access and doors off to all main rooms

Lounge

16' 8" x 11' (5.08m x 3.35m)

feature fireplace with inset open fire and door to:

Kitchen Diner

10' 11" x 16' 8" (3.33m x 5.08m)

having a range of wall and base units, work surfaces and a stainless steel sink. Space for electric oven and fridge freezer. Vinyl flooring and door to:

Garden Room/Utility

16' 1" x 8' 4" (4.90m x 2.54m)

with Vinyl flooring, space for washing machine and tumble dryer, side door to driveway and sliding uPVC door to rear garden

Bedroom 1

16' 6" x 14' 7" (5.03m x 4.45m)

having a range of fitted wardrobes

Bedroom 2

14' 7" x 7' 11" (4.45m x 2.41m)

having a range of fitted wardrobes

Bedroom 3

7' 10" x 11' 3" (2.39m x 3.43m)

Bathroom

comprising four piece suite of WC, vanity unit with sink, bath and shower cubicle with electric shower. Vinyl flooring

Outside

the property is approached by a large driveway providing ample off road parking for a range of vehicles and giving access to a detached double garage. To the front of the property there is a small lawn and a side gate next to the garage provides access to the rear garden. Fully enclosed by timber fencing, the formal garden is in the majority laid to lawn with a patio seating area outside the garden room/utility. To the left of the garage there is a

stable block that is in a state of disrepair but would be the perfect location to build modern stables for those with horses/ponies. The property then has 4 acres which is situated directly behind the formal garden, with 1 acre being enclosed by post and rail fencing. The current owners used to have a range of horses and ponies and the grounds are suitable for that use again should a buyer wish

Double Garage

21' x 20' 1" (6.40m x 6.12m)

having two up and over doors, power and lighting. Side door to rear garden

Agents Note

the vendor currently rents an additional 2 acres of land from the Internal Drainage Board for a sum of £50 per year. This 2 acres of land runs to the left hand side and borders the existing 4 acres owned by the property

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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Tralyn Tydd Low Road, Long Sutton

- PLOT SIZE OF APPROXIMATELY 4 ACRES & IDEAL FOR EQUESTRIAN USE WITH BRIDLEWAYS WITHIN A SHORT DISTANCE
- THREE BEDROOM DETACHED BUNGALOW NEEDING COSMETIC UPDATING
- LOUNGE, KITCHEN DINER & GARDEN ROOM/UTILITY
- AMPLE OFF ROAD PARKING & DETACHED DOUBLE GARAGE
- ENCLOSED FORMAL GARDEN OVERLOOKING THE LAND

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£465,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107260 - 0011

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