



Bridge Farm

Beck Bank | West Pinchbeck | Spalding | Lincolnshire | PE11

FINE & COUNTRY

KEY FEATURES

- A Former Farmhouse Situated in a Semi-Rural Location
- Great Opportunity to Create an Equestrian Home
- Three Reception Rooms, a Kitchen, a Breakfast Room and a Study
- Four Bedrooms, One with En Suite and Two Bathrooms
- Benefitting From 9 Acres (stms) Including Gardens and Pasture Land
- A Range Of Outbuildings – Ideal for Storage or Creating Stabling
- Tarmac Drive and Ample Off Road Parking for Several Vehicles
- Total Accommodation Extends to 2155 Sq.Ft.







Generally, a very light and airy house, it has been modernised for warmth and ease of maintenance with double-glazed uPvc windows and exterior doors including a pair of French doors leading from the main reception room onto the south-facing terrace along the side of the house, a lovely asset particularly in summer. The three main reception rooms feature fireplaces: the dining room with a handsome Victorian one surrounding an electric fire, the main living room with a classic, modern stone one housing a Gazco LPG gas fire, and the third

with an electric fire. The kitchen is fitted with streamline, contemporary units that incorporate an abundance of appliances such as eye-level ovens and microwave, an induction hob, and an under-counter fridge, a fridge freezer and a dishwasher. The utility room is also very well appointed.

An attractive, extended and modernised, former farmhouse with far reaching field views is ideal for equestrian use as it stands on around 9 acres in a tranquil, rural position about 1.5 miles outside the village of West Pinchbeck, 5 miles from Spalding and 9 miles from Bourne. Both towns offer a full range of amenities including excellent state schools. Major trunk roads are within about 10 or 15 minutes and Peterborough, Stamford and the A1 are around a half hour drive.

The house is presented in beautiful order and provides 4 generous bedrooms, 3 upstairs with a family bathroom, and an en suite one downstairs providing an option for an elderly family member to live alongside. A wealth of sizeable reception rooms include 2 living rooms, a breakfast room, a formal dining room and a study which combine with a large kitchen, an adjoining utility room, a separate walk-in pantry and a downstairs shower room and WC, to form a substantial family home.







Bridge Farm lends itself perfectly as an equestrian property with over 7 acres of pasture enclosed by native hedgerow, adjoining the house, and a further strip of adjacent land, around 1.5 acres, which could easily contain a menage or arena, with the rest of the land sown with grass seed, should further grazing be required.

The mature, private garden wraps around the house, predominantly lawn and sheltered by hedging and trees; the front garden is completely enclosed. A tarmac drive leads to the house where there is plenty of parking for several vehicles including a gravelled area at the back. Here, a sunny, walled corner with shrub and flower beds adjoins three brick outbuildings: a pantile-roofed one in use as a garage, the other two with corrugated roofs, one an open-fronted barn. If not used for stabling, with the correct planning consents, these provide a superb opportunity for development.

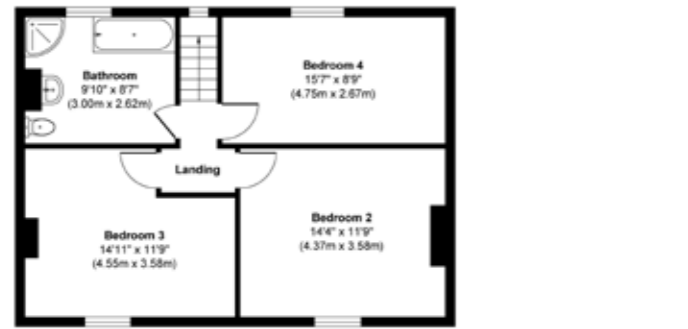
Although in a rural spot, neighbours are a short distance up the road and the village of West Pinchbeck is just a mile and a half away where St. Bartholomew's C of E Primary School is Ofsted rated Good, next to which are floodlit sports pitches and a

children's playground. The village also has an impressive, 19th century church dedicated to St. Bartholomew, every year part of the Spring Flower and Festival in conjunction with the famous Spalding Tulip Parade.

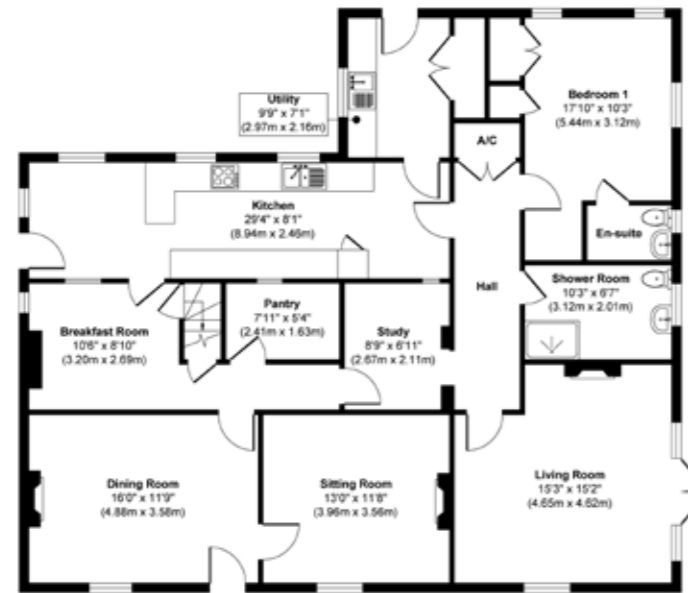
For secondary education, two state grammar schools are in Spalding (12 minutes) – the High School (for girls) rated Outstanding by Ofsted, and the Grammar (for boys) rated Good, whilst nearby Bourne (15 minutes) has a co-educational school, Bourne Grammar, rated Good. Spalding also provides an independent preparatory school, Ayscoughfee Hall.

The pretty, Georgian market town of Spalding sits on the banks of the River Welland and has several supermarkets, sports and leisure facilities, South Holland Arts centre, high street and independent shops, and restaurants and cafes. On the outskirts of town stands a retail outlet, Springfields, which can be approached in a novel way by river taxi. Spalding also has a train station with services to Peterborough where fast trains reach London King's Cross in about 45 minutes.

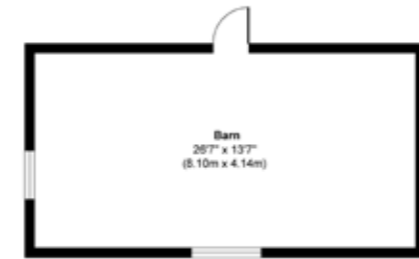




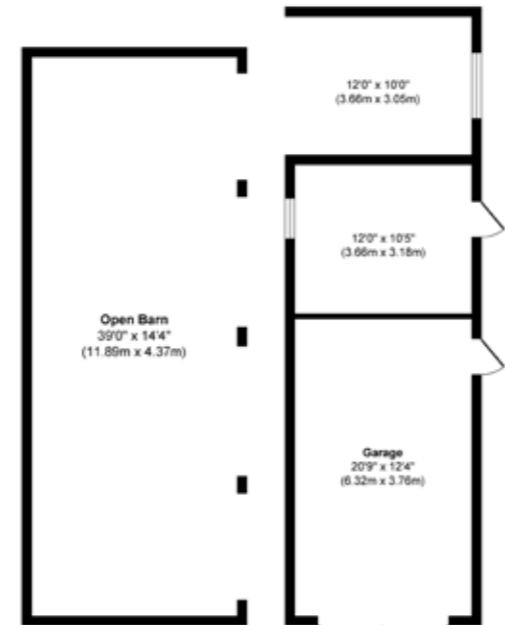
First Floor
Approximate Floor Area
613 sq. ft
(56.94 sq. m)



Ground Floor
Approximate Floor Area
1542 sq. ft
(143.25 sq. m)



Barn
26'7\"/>



Open Barn
Approximate Floor Area
559 sq. ft
(51.93 sq. m)

Garage
Approximate Floor Area
516 sq. ft
(47.93 sq. m)

Approx. Gross Internal Floor Area Excluding Outbuildings = 2155 sq. ft / 200.19 sq. m
Approx. Gross Internal Floor Area Including Outbuildings = 3591 sq. ft / 333.58 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



LOCAL AUTHORITY: South Holland District Council

SERVICES:
Mains Electricity and Water, Septic Tank, Oil Fired Central Heating

Council Tax Band: D

TENURE: Freehold

DISCLAIMER:
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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.



Agents notes:
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