

## Clipsham House Pinstock Lane, Gedney, PE12 0BT

**Offers In The Region Of £500,000**

- Executive new build property in the semi-rural village of Gedney.
- Constructed in elegant Clipsham stone with a slate grey roof tile.
- Stylish anthracite windows and black rainwater goods for a modern aesthetic.
- Features three spacious reception rooms ideal for entertaining and family living.
- Four generously sized bedrooms, offering comfortable accommodation.
- Two luxury ensuite bathrooms for added convenience and privacy.
- Double garage providing ample parking and storage space.
- Situated in a tranquil, semi-rural location with scenic surroundings.
- Easy access to nearby towns, Holbeach and Long Sutton.
- Ideal for discerning buyers seeking a high-end lifestyle in a peaceful setting.

Introducing Clipsham House, a stunning executive new build property in the desirable semi-rural village of Gedney. Set to be constructed with elegant Clipsham stone, the home exudes modern sophistication. Anthracite windows and black rainwater goods add to its striking exterior.

Inside, the property boasts generous living space, including three well-appointed reception rooms perfect for entertaining or family life. The first floor accommodation comprises four spacious bedrooms, two of which benefit from luxurious ensuite bathrooms. A double garage provides ample parking and storage.

Located within easy reach of Holbeach and Long Sutton, this home combines rural tranquility with convenience. Ideal for discerning buyers seeking luxury and a premium lifestyle.

#### **Entrance Hall 7'10" x 24'2" (2.40m x 7.39m)**



With Black composite entrance door, skimmed ceiling, stairs to first floor landing with under stairs cupboard and doors to WC, lounge, dining room and kitchen/diner.

#### **Lounge 13'11" x 24'2" (4.25m x 7.39m)**



With PVCu double glazed windows to front and side, skimmed ceiling, bi folding doors to rear.



### Dining Room/Playroom/Bedroom 15'0" x 13'10" (4.59m x 4.24m)



PVCu double glazed window to front, skimmed ceiling. The ground floor dining room offers excellent versatility and could readily be converted into a spacious double bedroom. Its position adjoining the utility room and adjacent to the downstairs WC presents clear potential to create an ensuite facility (subject to any necessary consents). This flexibility will particularly appeal to buyers seeking multigenerational living, guest accommodation, or a future-proof home with ground floor sleeping space.

### Kitchen Living area 20'6" x 17'2" (6.25m x 5.24m)



PVCu double glazed window to rear and bi folding doors to side. Door to utility room, skimmed ceiling. Fitted with a matching range of base and eye level

units with breakfast island. Quartz work surfaces with matching upstands, inset composite sink with mixer tap over, five ring induction hob with extractor hood over, integrated eye level oven and combination oven/grill, integrated fridge freezer, integrated dishwasher.



### Utility Room 9'2" x 9'5" (2.80m x 2.89m)



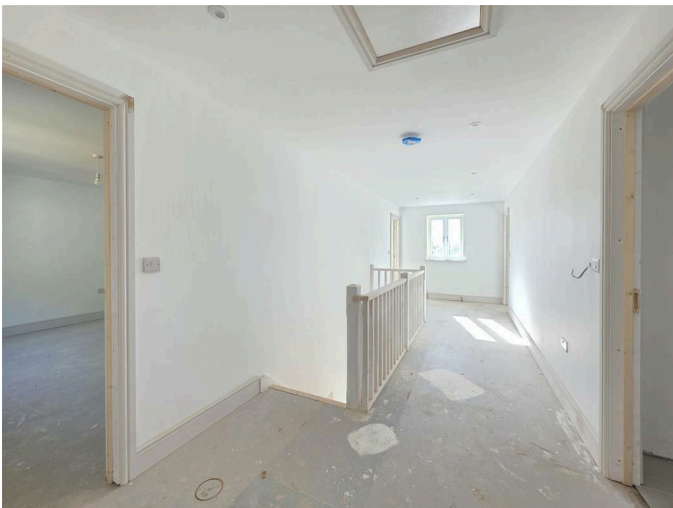
PVCu double glazed window and door to side. Skimmed ceiling with recessed spotlighting and extractor fan. Fitted base and eye level units with worktop space and matching upstand. Space and plumbing for washing machine and tumble dryer.



**WC 9'2" x 4'1" (2.80m x 1.25m)**

Skimmed ceiling, tiled flooring, fitted toilet and wash hand basin.

**Landing 7'10" x 23'8" (2.40m x 7.23m)**



With PVCu double glazed window to front, skimmed ceiling with recessed spotlights and loft access. Doors to bedrooms and bathroom.

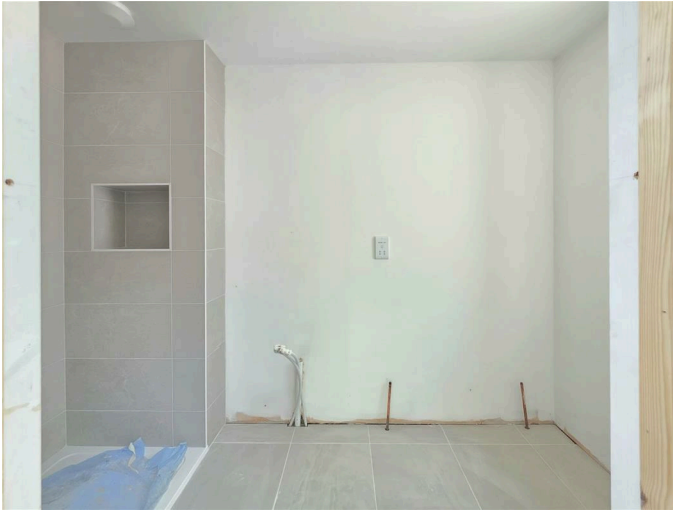
**Bedroom One 17'2" x 21'0" (5.24m x 6.42m)**



PVCu double glazed window to rear. Skimmed and vaulted ceiling with Velux windows and recessed spotlighting, radiator. Door to ensuite.



**Ensuite 12'5" x 5'1" (3.80m x 1.55m)**



PVCu double glazed window to side, skimmed ceiling with recessed spotlighting and extractor fan, tiled flooring, fitted tiled oversize shower enclosure with built in storage nook. Fitted toilet and wash hand basin.

**Ensuite 13'10" x 3'1" (4.24m x 0.95m)**



PVCu double glazed window to side. Plans for Shower, toilet and wash hand basin.

**Bedroom Two 15'0" x 13'10" inc ensuite (4.59m x 4.24m inc ensuite)**



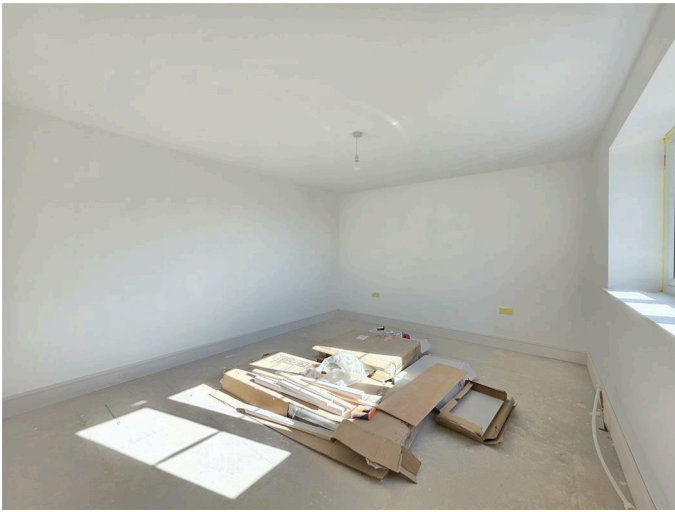
PVCu double glazed window to front, skimmed ceiling, radiator.

**Bedroom Three 13'11" x 13'0" (4.25m x 3.97m)**



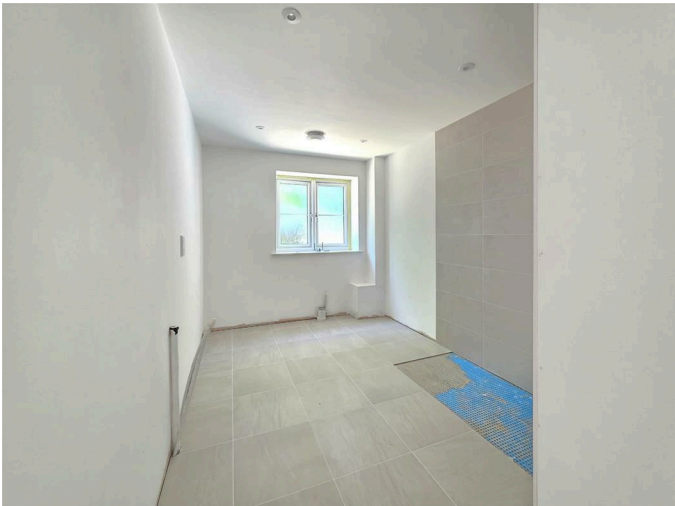
PVCu double glazed window to front, skimmed ceiling, radiator.

**Bedroom Four 13'11" x 11'2" (4.25m x 3.42m)**



PVCu double glazed window to rear, skimmed ceiling, radiator.

**Bathroom 9'2" x 13'10" (2.80m x 4.24m)**



PVCu double glazed window to side, skimmed ceiling with recessed spotlights and extractor fan. Plans for four piece bathroom including shower enclosure, bath, toilet and twin basins.

**Outside**



The property will sit centrally on the plot and will feature wrap around gardens. Boundaries are to be timber fence and hedging.



**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

PLEASE NOTE:

Measurements and descriptions are for the proposed dwelling.

**Anti-money Laundering (AML) Checks**

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this

responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Property Postcode

For location purposes the postcode of this property is: PE12 0BT.

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Verified Material Information

Tenure: Freehold

Council tax band: TBC by South Holland District Council

Annual charge: None.

Property construction: Stone brick (Bidwell Clipsham Cream), Roof; modern roof tiles (slate grey), UPVC window and doors. Main door composite.

Electricity supply: Single phase mains supply.

Solar Panels: No.

Other electricity sources: None.

Water supply: Mains.

Sewerage: Mains.

Heating: Air source heat pump.

Heating features: None.

Broadband: Standard, Ultrafast, FTTP Fibre to premises.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is None over Voice and Data. O2 is Likely over Voice and Limited over Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage

Building safety issues: This is a new build property, built to current building regulations.

Restrictions: No

Public right of way: There are no known rights or easements relating to the property that would interfere with the buyers enjoying the property.

Flood risk: Low chance by rivers and sea, very low chance by surface water.

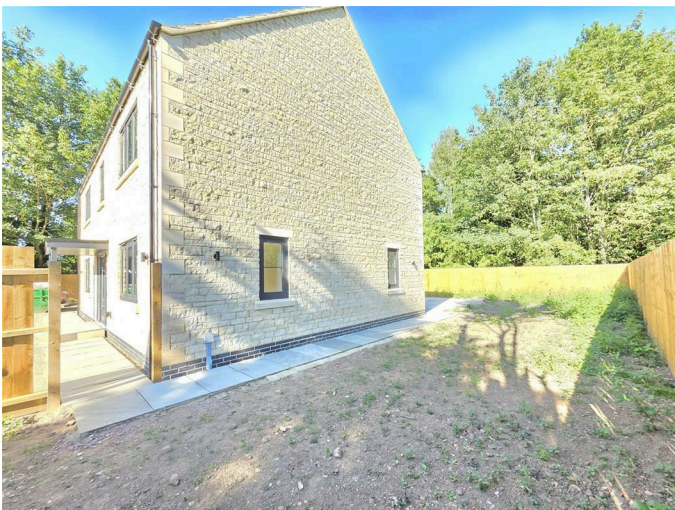
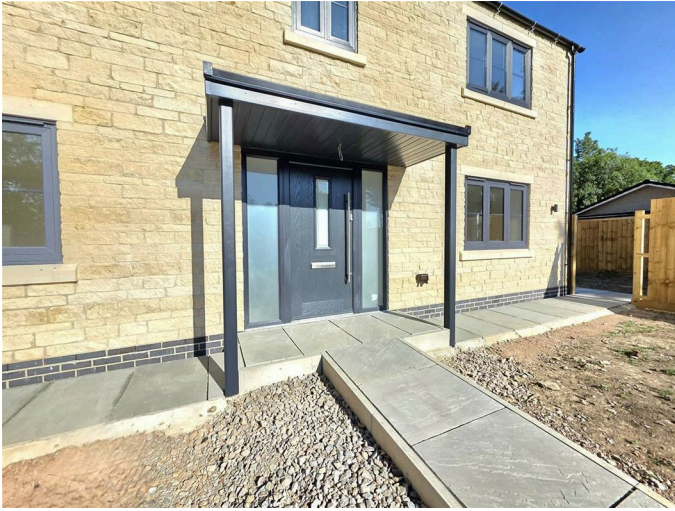
Coastal erosion risk: No

Planning permission: This is a new build property with planning permission from South Holland District Council. Planning can be viewed online with the planning reference H06-1173-22.

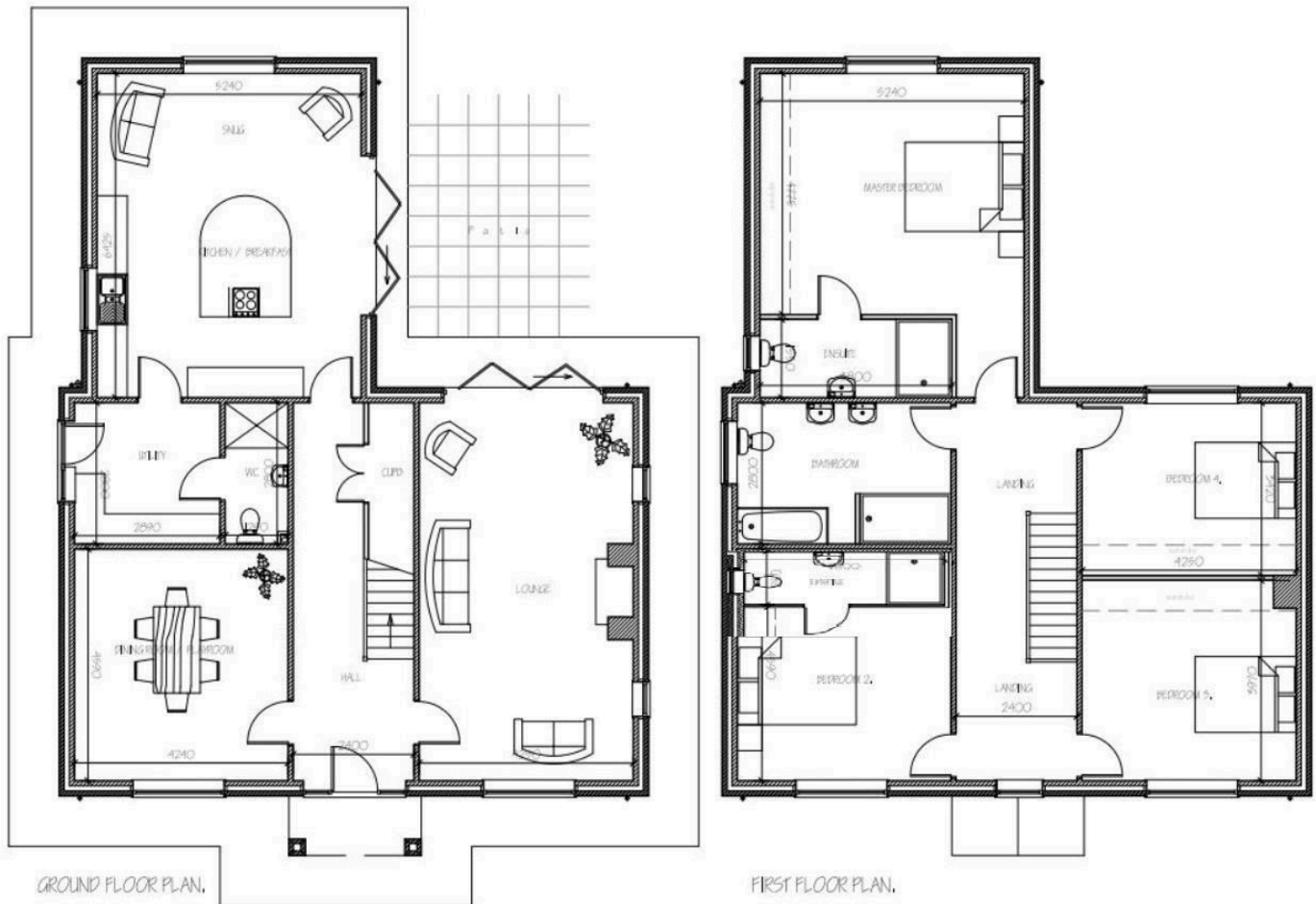
Accessibility and adaptations: No

Coalfield or mining area: No

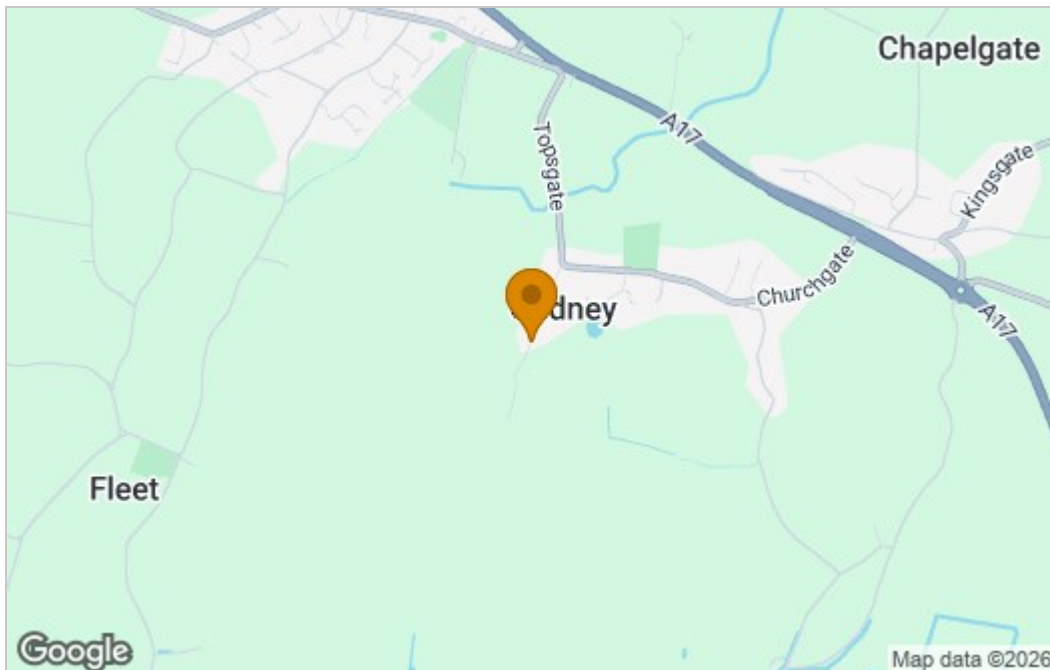
Energy Performance rating: B84



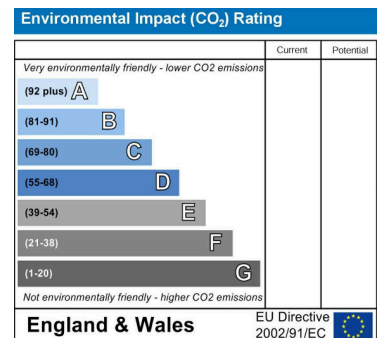
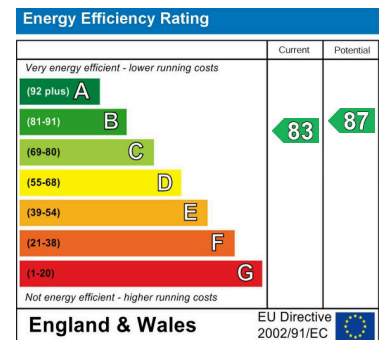
### Floor Plan



### Area Map



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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