ARK PROPERTY









Robin House Tydd Low Road, Long Sutton, PE12 9AR

£385,000

- Charming period cottage situated on Tydd Low Road in a pleasant semi-rural location
- Generous plot extending to approximately 0.8 acre subject to survey
- Spacious accommodation including lounge, sitting room, and kitchen diner
- Ground floor shower room and utility room
- Three first floor bedrooms
- Extensive range of outbuildings including sheds, former stable block, garage, and offered with no onward chain

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Robin House is a charming period cottage occupying a generous plot of approximately 0.8 acre in a pleasant semi-rural setting on Tydd Low Road. Offered for sale with no onward chain, the property benefits from an extensive range of outbuildings including sheds, a former stable block, and garage, offering excellent potential for a variety of uses.

Internally, the accommodation comprises an entrance porch and hallway, lounge, sitting room, kitchen diner, utility room, and ground floor shower room. To the first floor are three bedrooms. Externally, the substantial grounds provide ample outdoor space and further enhance the appeal of this characterful home.

Entrance Porch

Double glazed entrance door. Door to hallway.

Hallway 11'0" x 5'1" (3.37m x 1.56m)



PVC double glazed window to front. Radiator.



Sitting Room 12'2" x 11'5" (3.71m x 3.49m)



PVC double glazed window to front. Patio doors to rear. Exposed ceiling beams. Radiator. Gas stove with wooden surround.

Lounge 12'4" x 9'8" (3.76m x 2.97m)



PVC double glazed window to front. Exposed ceiling beams. Exposed brick fireplace with cast iron multi-fuel stove.



Utility Room 7'3" x 7'2" (2.21m x 2.20m)



PVC double glazed windows to side and rear. Tiled flooring. Wall mounted central heating boiler. Fitted base units with stainless steel sink and drainer. Full heigh storage unit.

Kitchen/Dining Room 17'11" x 11'8" (5.47m x 3.56m)





PVC double glazed windows and French doors. Exposed ceiling beams. Tiled flooring. Radiator. Fitted base and eye level units with central island unit. Sink unit with drainer and mixer tap. Range style cooker. Extractor hood. Space for fridge/freezer.





Shower Room 7'1" x 6'9" (2.17m x 2.08m)



PVC double glazed window to rear. Tiled flooring. Full height wall tiling. Extractor fan. Heated towel rail. Fitted shower cubicle. Close coupled toilet with push button flush. Wash hand basin set in vanity unit with built in storage.

First Floor Landing



Doors to bedrooms.

Bedroom 1



PVC double glazed window to front. Exposed ceiling beams. Radiator. Built in wardrobe.

Bedroom 2



PVC double glazed window to front. Exposed ceiling beams. Loft access. Radiator.

Bedroom 3



PVC double glazed window to side. Exposed ceiling beams. Radiator.



Outside



The property sits on a large plot and is landscaped to include a large gravel driveway providing off road parking for multiple vehicles and leading to a metal

garage and car ports. There is a section of other outbuildings including workshop, store sheds, greenhouses and wood stores. Multiple lawn areas. Outside power, light and cold water tap. Mature hedging and trees.



Property Postcode
For location purposes the postcode of this property is: PE12 9AR

Additional Information
PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

The vendors have applied for probate and currently awaiting the application to go through.

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.

Verified Material Information
Tenure: Freehold
Council tax band: C
Annual charge: No
Property construction: Brick built
Electricity supply: Eon
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Cesspit
Heating: Oil central heating
Heating features: No
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway, Garages and Outbuildings
Building safety issues: Unsure
Restrictions: Unsure
Public right of way: Unsure
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: E42

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.

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.

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.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as 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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



























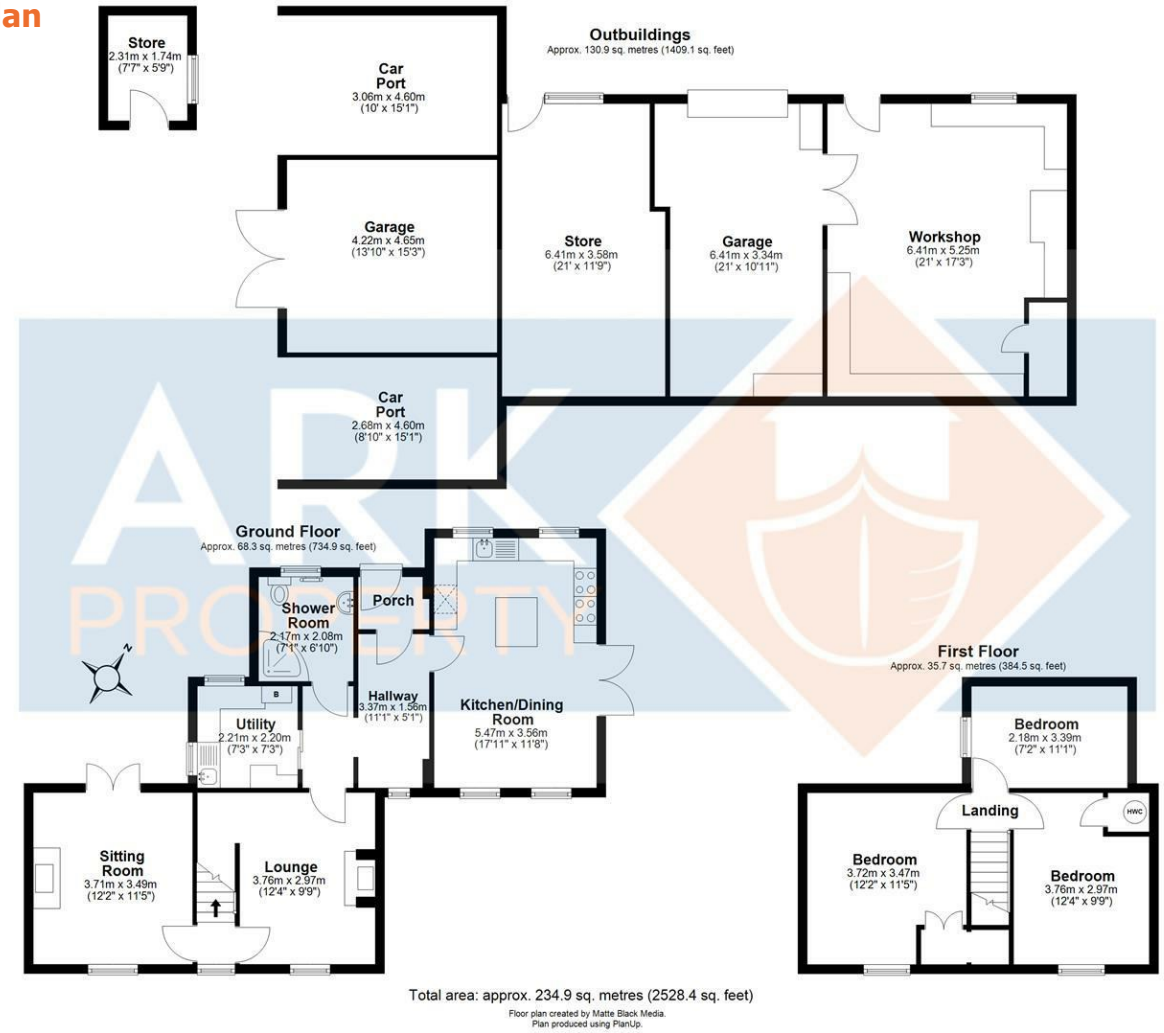








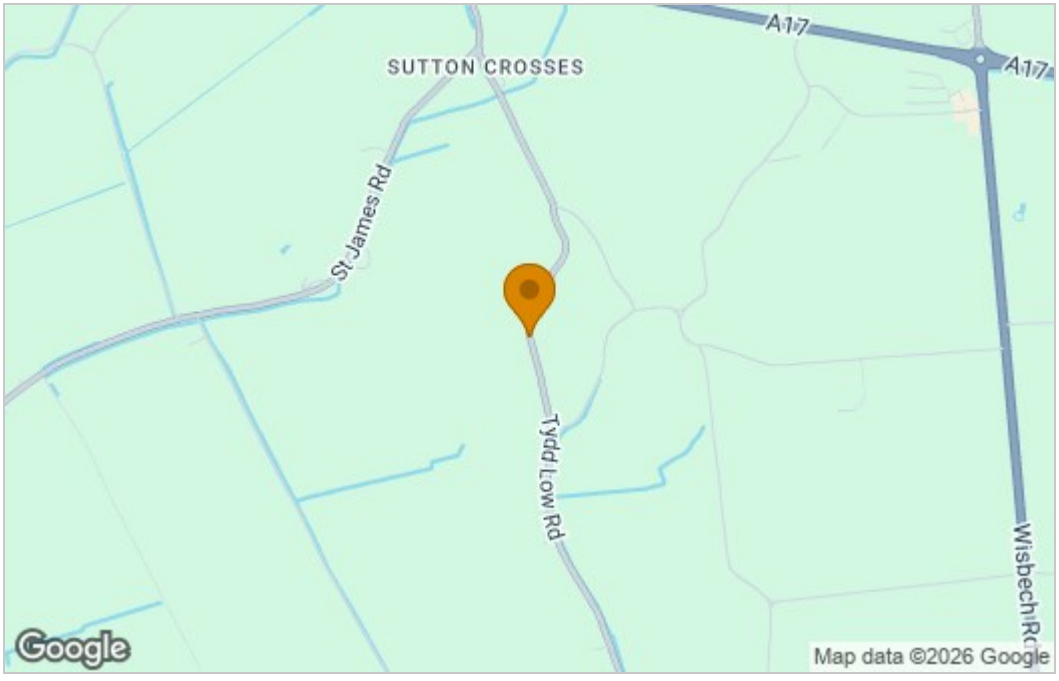
Floor Plan



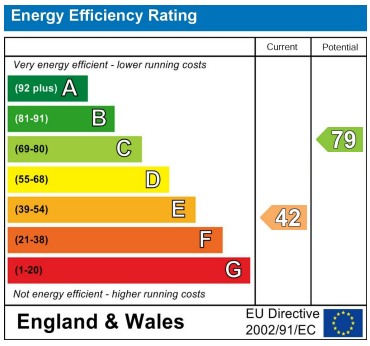
Total area: approx. 234.9 sq. metres (2528.4 sq. feet)

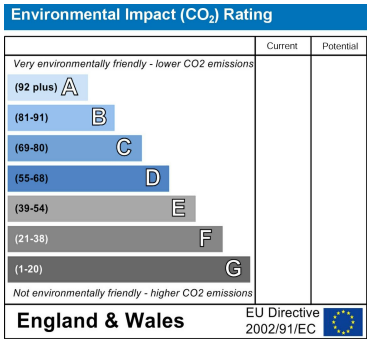
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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