ARK PROPERTY

# St. Albans House Fen Gate, Moulton Chapel, PE12 0XL

## Offers Over £550,000

- Four-bedroom detached family home offering spacious and versatile accommodation in a desirable semi-rural location.
- Approximately 2 acres (STS) including gardens, paddock land and equestrian facilities.
- Generous living space featuring a lounge, conservatory, dining room, kitchen, utility room and ground floor WC.
- Extensive gated driveway and single garage providing ample off-road parking for multiple vehicles.
- Range of substantial outbuildings offering excellent potential for storage, workshop space, business use or development (subject to permissions).
- Paddock land with stables, ideal for equestrian enthusiasts, smallholders or those seeking a lifestyle property with endless possibilities.

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Versatile Four Bedroom Detached Home on Approximately 2 Acres (STS) in a Semi-Rural Location

Situated in the sought-after village of Moulton Chapel, this substantial four-bedroom detached home occupies a plot of approximately 2 acres, subject to survey, and offers an exceptional opportunity for those seeking space, flexibility and potential.

The accommodation provides generous living space throughout, comprising an entrance hall, lounge, conservatory, dining room, kitchen, utility room and WC to the ground floor. To the first floor are four well-proportioned bedrooms and a family bathroom. The versatile layout provides plenty of room for growing families or those looking to create dedicated work-from-home spaces.

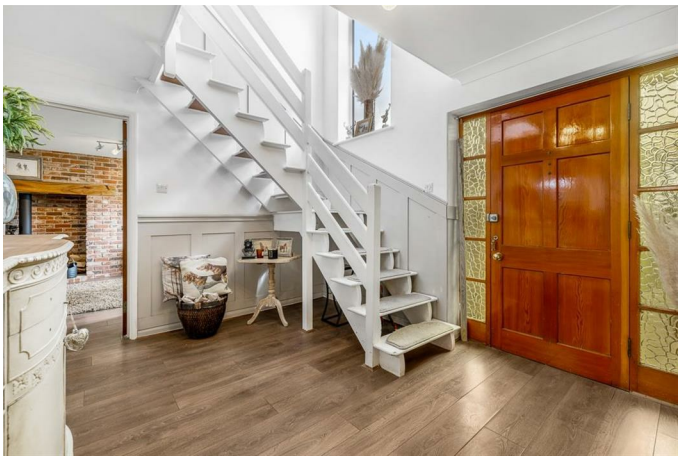
However, it is outside where this property truly comes into its own. Secure iron gates open onto an extensive driveway leading to the single garage, with ample parking for numerous vehicles. The driveway continues beyond the main garden area to a range of substantial outbuildings, offering fantastic scope for storage, workshops, business use or further development, subject to any necessary planning permissions and consents.

Beyond the outbuildings lies paddock land complete with stables, making this an ideal proposition for equestrian enthusiasts, smallholders or anyone seeking a rural lifestyle with room to pursue their hobbies and interests.

Properties offering such a diverse range of opportunities are rarely available, and whether you are looking for a family home, equestrian facilities, business potential or simply an abundance of outdoor space, this unique property deserves closer inspection.

Our vendors have already found their next home, presenting an excellent opportunity for motivated buyers. Contact Ark today to arrange your viewing.

## Entrance Hall 10'0" x 11'4" (3.06m x 3.47m)



Solid wood entrance door to front with glazed side panels. Coving to skimmed ceiling. Stairs to first floor landing. Radiator. Built in storage cupboard.

## Lounge 22'10" x 14'4" (6.98m x 4.38m)

PVC double glazed window to front. Two Porthole windows to side. French doors leading to

conservatory. Coving to skimmed ceiling. Laminate flooring. Exposed brick chimney breast and fireplace with open mantle and inset cast iron multi fuel stove. Wall panelling. Two radiators.

## Conservatory 10'11" x 13'6" (3.35m x 4.12m)

Bay window to rear. Patio doors to side leading to garden. Radiator.

## Dining Room 12'4" x 11'4" (3.77m x 3.47m)

PVC double glazed window to rear. Coving to skimmed ceiling. Laminate flooring. Radiator.

## Kitchen 12'4" x 15'10" (3.77m x 4.84m)

PVC double glazed window to rear with oak window reveal and window to side. Coving to skimmed ceiling. Radiator. Tiled flooring. Fitted with a matching range of oak base and eye level units with work surfaces over and central island. Freestanding Rangemaster cooker. Space for American style fridge/freezer. Ceramic sink unit with drainer and mixer tap. Built in storage nook.

## Hallway

Composite glazed door to side. Coving to skimmed ceiling. Built in cupboard. Doors to kitchen and utility.

## Utility Room 6'7" x 12'3" (2.03m x 3.75m)

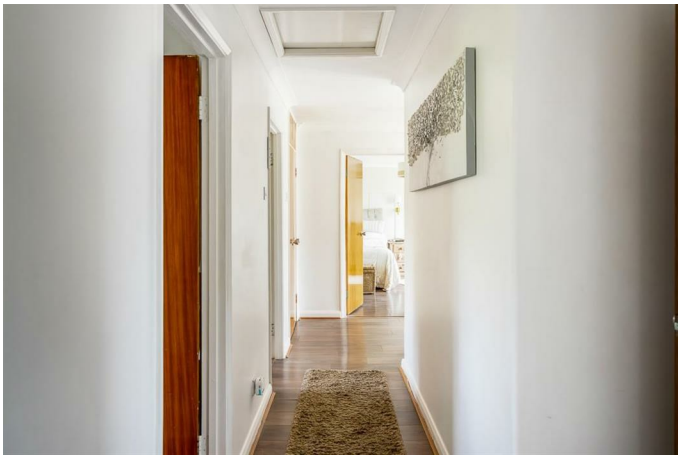
PVC double glazed window to side. Coving to skimmed ceiling. Tiled flooring. Floor mounted oil fired central heating boiler. Fitted base units and worktop space with brick slip splash backs. Composite sink and drainer with mixer tap over. Space and plumbing for washing machine and tumble dryer. Doors to garage and cloakroom. Wall panelling.

## Cloakroom

PVC double glazed window to side. Coving to skimmed ceiling. Close coupled toilet with push button flush. Tiled flooring. Wall panelling.

## First Floor Landing 13'10" x 17'5" (4.23m x 5.32m)

PVC double glazed window to front. Coving to skimmed ceiling. Loft access. Built in airing cupboard housing hot water cylinder and slatted shelving. Doors to bedrooms and bathroom. Wall panelling.



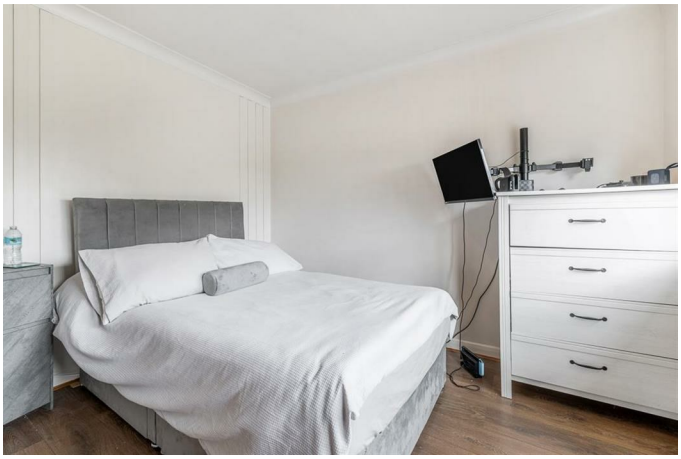
## Bedroom 1 22'11" x 14'6" (7.00m x 4.43m)

PVC double glazed windows to front and rear. Coving to skimmed ceiling. Two radiators. Built in full height wardrobes. Wall panelling.

## Bedroom 2 12'5" x 12'8" (3.80m x 3.87m)

PVC double glazed window to rear. Coving to skimmed ceiling. Radiator.

## Bedroom 3 10'1" x 9'10" (3.09m x 3.01m)



PVC double glazed window to front. Coving to skimmed ceiling. Radiator. Wall panelling.

## Bedroom 4 10'2" x 10'11" (3.10m x 3.34m)

PVC double glazed window to front. Coving to skimmed ceiling. Radiator. Wall panelling.

## Separate W/C

PVC double glazed window to rear. Coving to skimmed ceiling. Fitted close coupled toilet with push button flush. Wash hand basin set in vanity unit. Tiled splash back. Wall panelling.

## Bathroom 8'7" x 11'4" (2.62m x 3.47m)

PVC double glazed window to rear. Coving to skimmed ceiling. Fitted jacuzzi bath with mixer tap and shower attachment. Shower cubicle with chrome thermostatic bar shower. Wash hand basin. Full height wall tiling. Tiled flooring. Radiator. Shaver point.

**Garage 18'0" x 12'0" (5.49m x 3.67m)**
Up and over door to front. PVC double glazed window to side. Fitted base units. Power and light connected.

**Outside**

The property sits on a plot of circa 2 acres (STS) and is accessed through wrought iron gates and a gravel driveway leads to the garage and to the rear of the property.
There is an extensive lawn area with mature hedging.
The rear garden is laid to lawn with patio seating area. Outside power and light.
The Paddocks are fenced and there is a refilling water station for horses.

**Barn/Workshop 30'4" x 45'6" (9.25m x 13.88m)**

## Barn 58'7" x 27'11" (17.88m x 8.51m)

## Glasshouse 58'7" x 21'3" (17.86m x 6.50m)

## Stable Block 11'8" x 14'0" (3.58m x 4.27m)

The stables have power light and water connected.

## Property Postcode

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

## Additional Information

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

## 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: E
Annual charge: No
Property construction: Brick built
Electricity supply: Mains
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Septic tank
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 and Single Garage
Building safety issues: Asbestos on the outbuilding roof
Restrictions: No
Public right of way: No
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: TBC

## 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.

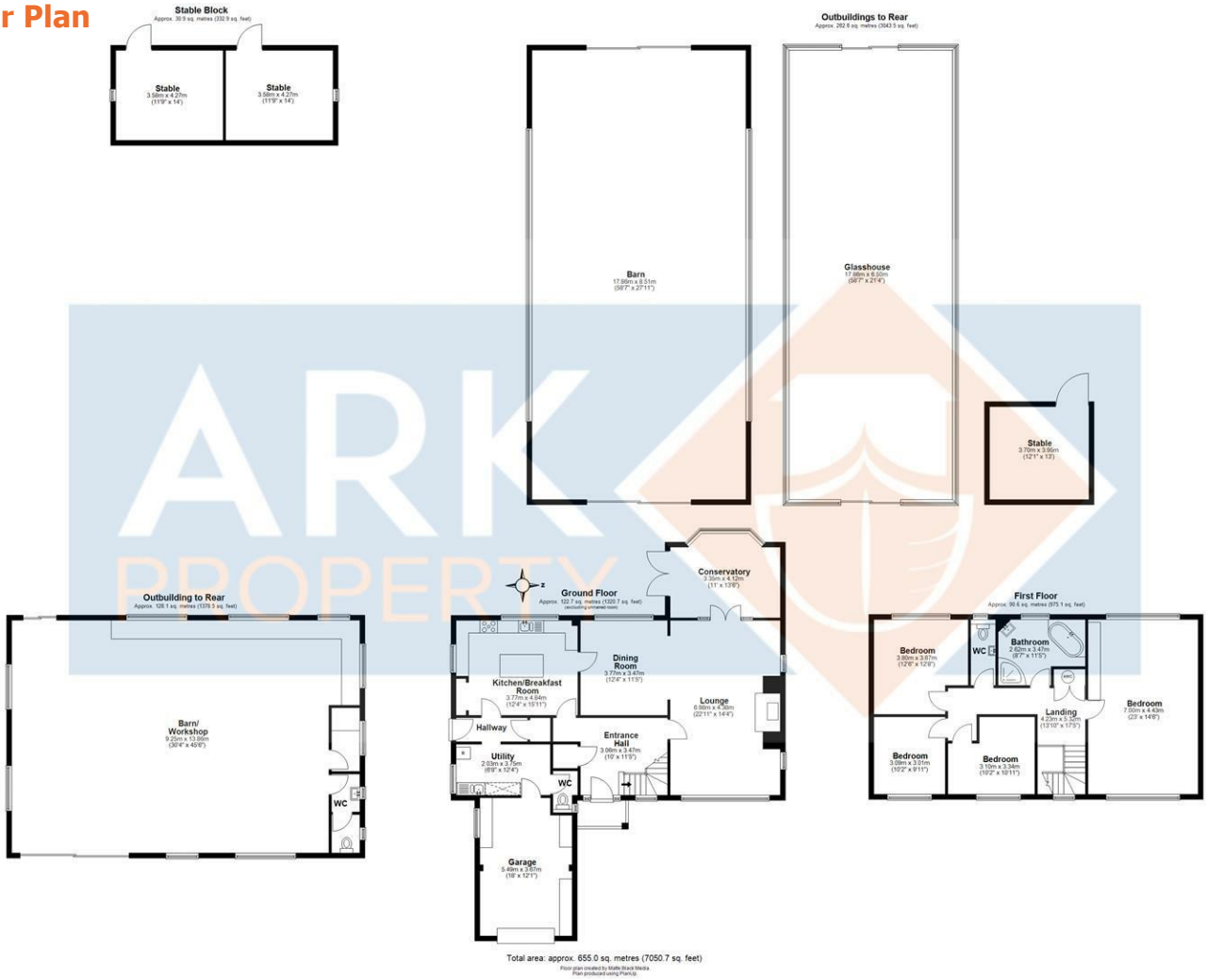
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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

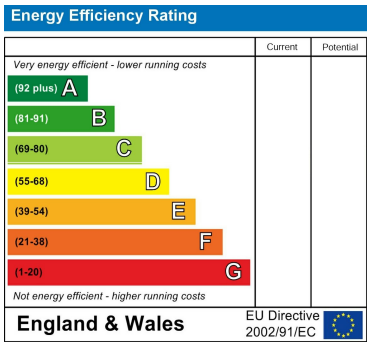
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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.

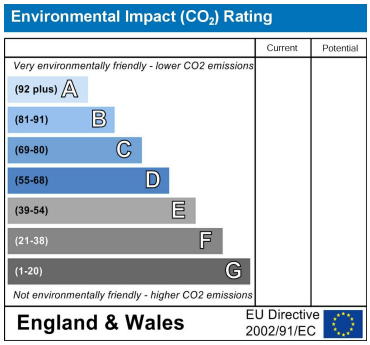
## Floor Plan




## Area Map

## Energy Efficiency Graph

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