



Raston Leigh Surfleet Marsh, Surfleet, PE11 4DP

£385,000

- Unique Detached Property – A truly individual home with a fascinating transformation from its 1960s origins.
- Originally Three Bedrooms – Evolved from a traditional three-bedroom detached house, now very versatile.
- Rural Location – Situated in the peaceful countryside of Surfleet Marsh.
- Countryside Views – Enjoy the surrounding rural landscape and open views.
- Garden Living – Perfect for those who love spending time outdoors, relaxing or entertaining.
- Must Be Seen to Be Believed – A one-of-a-kind property offering something genuinely different.

Set in a delightful rural location in Surfleet Marsh, this truly unique detached home has evolved from a traditional 1960s three-bedroom property into something quite extraordinary. Offering the perfect opportunity for those seeking a countryside lifestyle, the property boasts beautiful rural views and an ideal setting for enjoying the outdoors. With a garden to relax, entertain and make the most of the surroundings, this is a home that really needs to be seen to be fully appreciated!

Entrance Porch



PVC double glazed window to side. Door and window to front. Tiled flooring. Door opening to hallway.

Hallway



Coving to ceiling. Radiator. Stairs to first floor landing. Understairs storage cupboard. Doors to lounge, kitchen and snug.

Lounge 12'0" x 12'3" (3.67m x 3.75m)



PVC triple glazed window to front and side. Coving to ceiling. Radiator. Inset gas fire with exposed brick fireplace, stone hearth and oak mantle.

Dining Room 11'3" x 9'8" (3.45m x 2.97m)



PVC double glazed patio doors. Coving to ceiling. Radiator.



Sun Room 8'2" x 17'9" (2.51m x 5.43m)

Brick construction with lantern roof. Skimmed ceiling. Recessed spot lights. PVC double glazed window to rear. Sliding bi-folding doors to side with built in blinds. Vertical column radiator. Tiled flooring. Door opening to shower room.

**Kitchen 11'3" x 20'0" (3.45m x 6.10m)**

PVC triple glazed windows to rear and side. Skimmed ceiling. Recessed spot lighting. LVT flooring. Vertical column radiator. Fitted with a matching range of base, eye level units and full height units with Quartz worktops and matching upstands, splash backs and window sills. Free standing 5 ring cooker. Extractor hood. Integrated full height fridge. Integrated freezer. Integrated dishwasher. Stainless steel sink with drainer and mixer tap over. Inbuilt storage solutions and pan drawers. Built in larder cupboard with automatic lighting and fitted shelving. Built in pantry cupboard with automatic lighting and fitted shelving. Door to dining room and utility room.

Utility

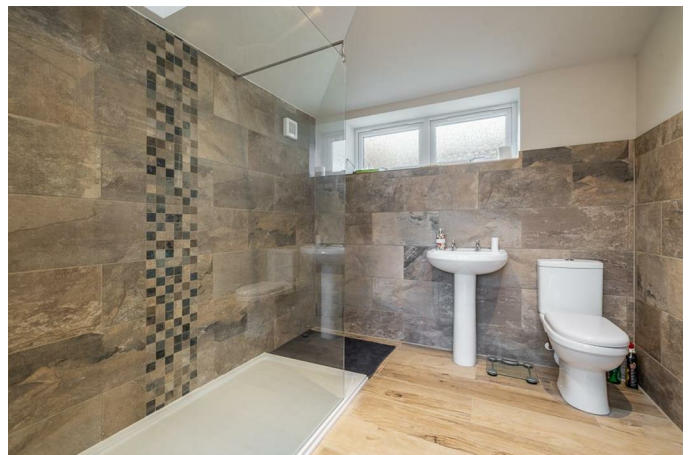
PVC triple glazed stable door to side. Tilt and turn triple glazed window to side. Skimmed ceiling. Tiled flooring. Radiator. Fitted worktop space. Space and plumbing for washing machine. Door to shower room.

Shower Room

PVC triple glazed window to side. Skimmed ceiling. Tiled flooring. Half height wall tiling. Fitted high level heritage style toilet with pull chain flush. Shower cubicle. Pedestal wash hand basin. Extractor fan.

Snug 15'11" x 10'10" (4.86m x 3.32m)

PVC triple glazed window to front and side. Tiled flooring. Inset multi fuel stove. Loft access. Opening to kitchen.

**Shower Room**

PVC double glazed window. Skimmed ceiling. Recessed spot lights. Lantern roof. Wall tiling. Chrome heated towel rail. Extractor fan. Fitted walk in shower enclosure with glass screen and thermostatic shower riser and rainfall head. Close coupled toilet with push button flush. Pedestal wash hand basin with taps over.

First Floor Landing 7'6" x 7'5" (2.30m x 2.27m)



PVC triple glazed window to side. Coving to ceiling. Loft access with pull down ladder, loft includes some boarding and lighting. Doors to bedrooms.

Bedroom 1 12'9" x 10'11" (3.89m x 3.33m)



PVC triple glazed window to front. Coving to ceiling. Radiator.



Bedroom 2 10'11" x 10'10" (3.34m x 3.32m)



PVC triple glazed window to rear. Radiator. Built in wardrobes. Built in airing cupboard with slatting shelving and hot water tank.

Bedroom 3 9'1" x 7'3" (2.79m x 2.21m)



PVC triple glazed window to front. Coving to ceiling. Radiator.

Bathroom 6'7" x 7'4" (2.02m x 2.25m)

PVC triple glazed window to rear. Vinyl flooring. Radiator. Fitted panel bath with chrome mixer tap and telephone style shower attachment. Close coupled toilet with push button flush. Ceramic wash hand basin set in vanity unit.

Outside

The garden has mature trees and shrubs. Patio area with pergola. Outside power points. Pathway leading to vegetable patch, log store and workspace.

Covered pathways with quiet retreat seating areas. Half built timber day room which could be used for a variety of uses subject to relevant permissions. There is composting area and pond in the garden. The front of the property has a horseshoe driveway providing off road parking for multiple vehicles. Gated gravel driveway leading to a double car port with EV charging point.

Outside Seating Area 8'11" x 25'4" (2.72m x 7.73m)

With lantern roof. Power and light connected.

**Outside Gym/Office 9'1" x 14'10" (2.78m x 4.53m)**

Power and light connected.

**Outbuilding 11'7" x 19'5" (3.54m x 5.94m)**

Power and light connected.

Shower Room

Shower cubicle. Wash hand basin. Toilet.

Folly 8'2" x 9'3" (2.50m x 2.84m)**Property Postcode**

For location purposes the postcode of this property is: PE11 4DP

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: A

Annual charge: No

Property construction: Brick built

Electricity supply: Octopus

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 Double Car Port

Building safety issues: No

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.

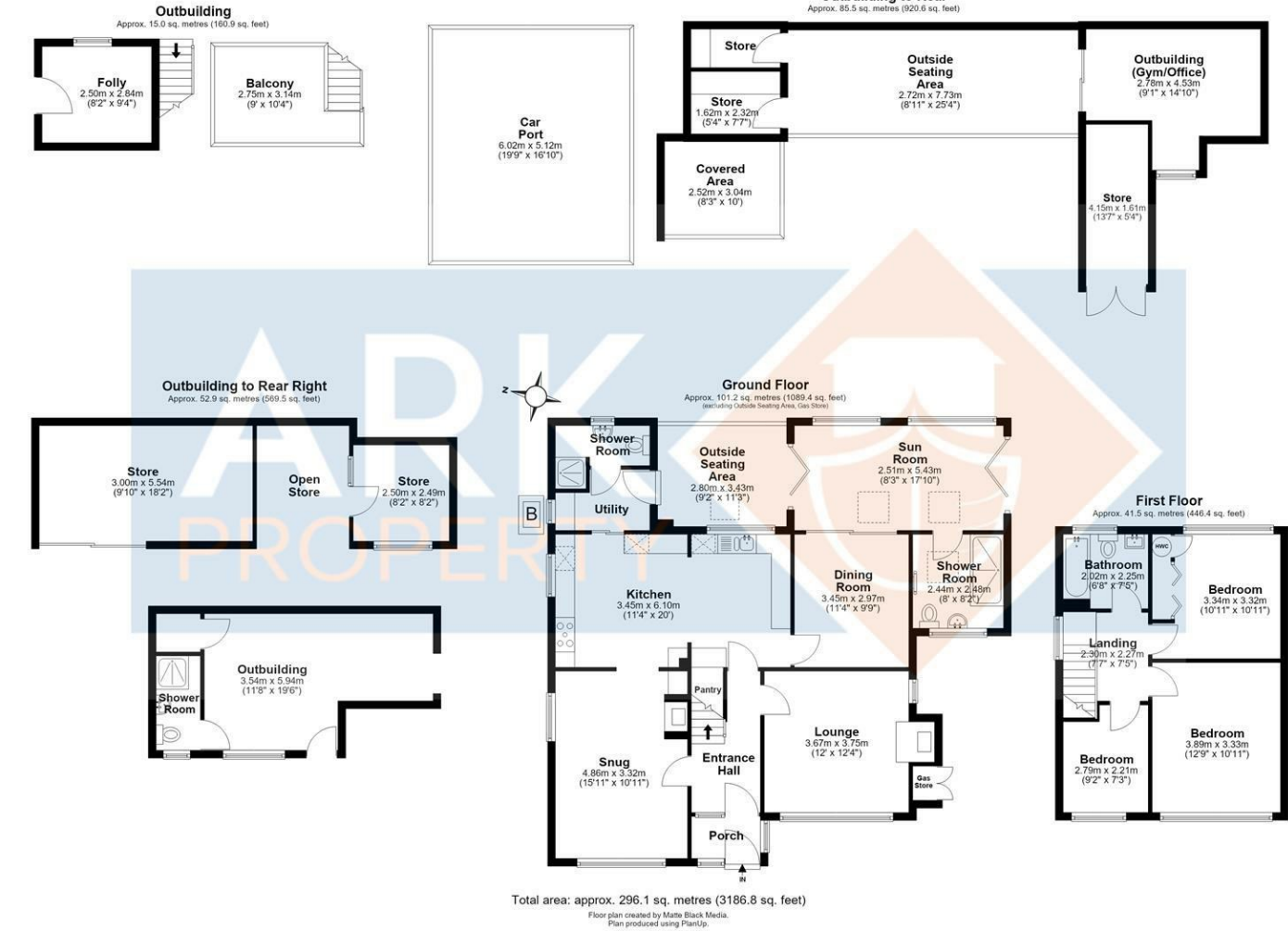
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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

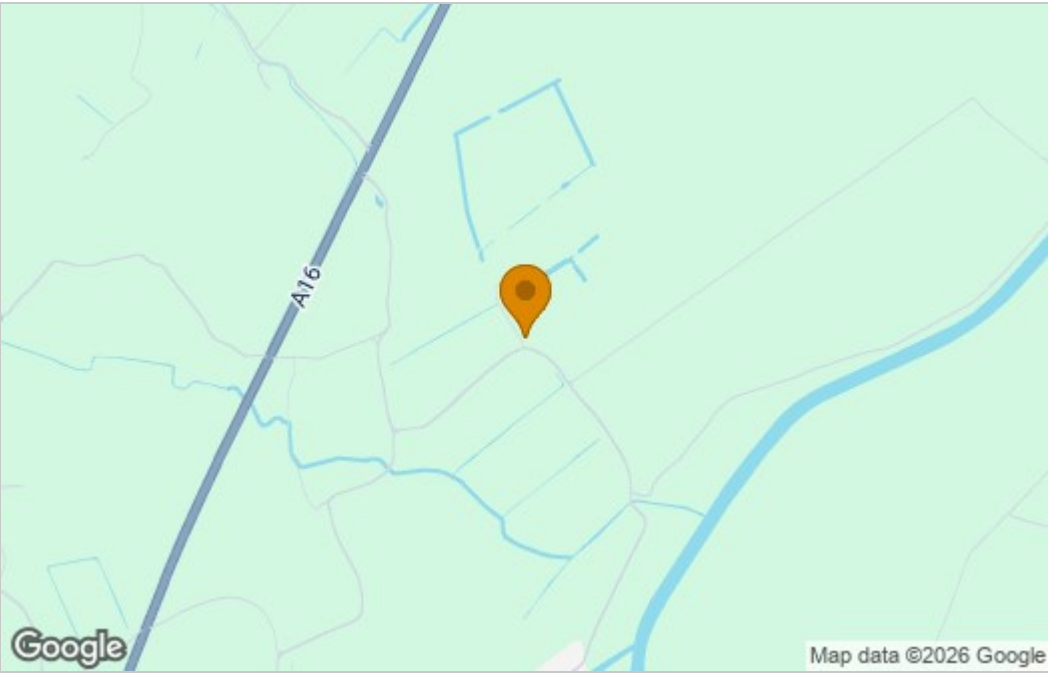
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must

satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

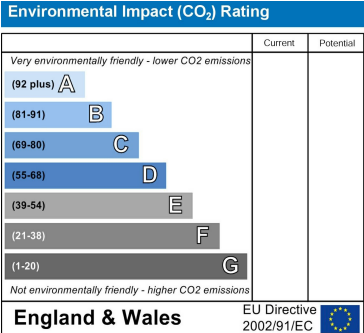
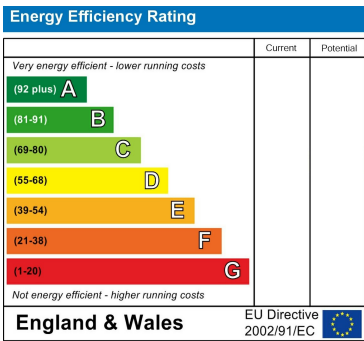
Floor Plan



Area Map



Energy Efficiency Graph



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.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

