letsgetyoumoving.co.uk
Sales & Letting Agents









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The Property Ombudsman
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🏡 Nealsgate Road, Holbeach St Johns, PE12 8SW - £725,000

Set within an exceptional rural plot approaching **0.80 acres** 🌳 and surrounded by open countryside with no near neighbours, this truly impressive detached bungalow offers outstanding space, privacy and flexibility, complete with a fully furnished two-bedroom annex ideal for multi-generational living.

Accessed via **electric entrance gates with intercom camera system and remote entry assistance** 🚪📹, the property enjoys an enviable position at the heart of its beautifully established grounds. The main residence provides spacious and versatile accommodation throughout, including a generous lounge with adjoining study area, open-plan kitchen/breakfast room, dining area, large conservatory, utility room and cloakroom. The principal bedroom benefits from a dressing room and en-suite, while bedrooms two and three are served via a Jack & Jill en-suite alongside the family bathroom.

Outside, the grounds are simply stunning 🌿 with sweeping lawns, mature trees, shaped hedging and established borders creating a peaceful and secluded setting. A substantial paved entertaining terrace leads onto an attractive covered pergola with ornamental pond, complemented by gravel gardens, seating areas and a summer house.

The detached two-bedroom annex offers fantastic additional accommodation with its own lounge, kitchen/diner, shower room and en-suite bedroom, making it perfect for extended family, guests, independent living or home-working opportunities 🏡✨. The annex is being sold fully furnished and benefits from its own septic tank, oil-fired external boiler and outside lighting.

The electric gated entrance opens onto sweeping gravel driveways providing extensive off-road parking, access to the double garage and substantial workshop 🚗.

⭐ Key Features

🌳 Approx. 0.80 acre rural plot with exceptional privacy

🚪 Electric entrance gates with intercom camera & remote entry assistance

🏡 Detached bungalow plus fully furnished two-bedroom annex

👫 Ideal for multi-generational living or guest accommodation

🌿 Beautiful mature gardens with pergola, pond & entertaining spaces

🚗 Extensive parking, double garage & substantial workshop

📞 Call us ANYTIME to book your viewing - 01406 424441, evenings and weekends!

Accommodation Comprises:

Conservatory 6.15m (20'2") x 3.89m (12'9")
PVCu double glazed construction with PVCu double glazed windows, double glazed roof, power and lighting connected, ceramic tiled flooring, two PVCu double glazed French doors, PVCu double glazed entrance door, door to:

Kitchen/Breakfast Room 6.30m (20'8") max x 3.44m (11'3") max
Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer and mixer tap, integrated larder fridge, dishwasher, built-in eye level electric fan assisted double oven, built-in four ring halogen hob with extractor hood, built-in Bosch microwave, window to side, PVCu double glazed windows to side, double glazed skylight, radiator, ceramic tiled flooring, telephone point, TV point, coving to ceiling with recessed ceiling spotlights, PVCu double glazed French doors.

Dining Area 4.12m (13'6") x 3.46m (11'4")
Laminate flooring, telephone point, TV point, coving to textured ceiling, open plan to kitchen door to:

Utility Room 2.92m (9'7") x 2.79m (9'2")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap and tiled splashbacks, plumbing for automatic washing machine, space for freezer, tumble dryer, two PVCu double glazed windows to sides, ceramic tiled flooring, coving to ceiling, door to:

Cloakroom 1.50m (4'11") x 1.19m (3'11")
PVCu opaque double glazed window to side, fitted with two-piece suite comprising, vanity wash hand basin with cupboard under, half ceramic tiled walls, WC with hidden cistern, ceramic tiled flooring, coving to ceiling.

Boiler Cupboard 1.94m (6'4") x 0.96m (3'2")
Built-in boiler cupboard housing floor mounted oil-fired boiler serving heating and hot water, additional shelving.

Inner Hallway 6.97m (22'10") x 1.05m (3'5")
Laminate flooring, dado rail, coving to textured ceiling with smoke detector, door to:

Lounge 8.51m (27'11") x 4.91m (16'1")
PVCu double glazed box window to front, multi fuel burner in chimney, breast, decorative wooden mantle over, two radiators, TV point, coving to textured ceiling, PVCu double glazed door to garden, open plan to:

Study Area 4.93m (16'2") max x 3.48m (11'5")
PVCu double glazed box window to side, radiator, coving to textured ceiling, PVCu double glazed patio doors to garden.

Main Bedroom 3.48m (11'5") x 3.35m (11')
PVCu double glazed window to rear, fitted bedroom suite with overhead storage cupboards, dressing table, bedside cabinet, drawers, radiator, coving to ceiling.

Dressing Room 3.35m (11') x 3.05m (10')
Fitted bedroom suite with a range of wardrobes with hanging rails and shelving, coving to textured ceiling, open plan to main bedroom.

En-suite 2.31m (7'7") x 0.97m (3'2")
Fitted with three-piece suite with vanity wash hand basin with cupboard under, fitted mains shower with aqua boarding and glass door, WC with hidden cistern, heated towel rail, extractor fan, ceramic tiled flooring, coving to ceiling, bi-fold door.

Bedroom 2 4.00m (13'1") x 3.04m (10') max
PVCu double glazed box window to front, radiator, door to

Jack & Jill En-suite 3.03m (9'11") x 1.47m (4'10")
Fitted with three-piece suite comprising of vanity wash hand basin with drawers, WC with hidden cistern, heated towel rail, extractor fan, ceramic tiled flooring, coving to textured ceiling, double shower cubical with mains shower, aqua boarding, glass door.

Bedroom 3 4.00m (13'1") x 3.03m (9'11") max
PVCu double glazed box window to front, radiator, coving to textured ceiling, door to:

Family Bathroom 2.91m (9'7") x 2.55m (8'4")
Fitted with four-piece suite comprising of: spa corner bath, vanity wash hand basin with cupboard and drawers, WC with hidden cistern, fully ceramic tiled walls, extractor fan, PVCu opaque double glazed window to side, radiator, ceramic tiled flooring, coving to textured ceiling.

Outside 🌳✨
The grounds surrounding this impressive home are a true standout feature, extending to approximately 0.80 acres of beautifully maintained gardens and offering an exceptional level of privacy 🌿. Sweeping lawns are complemented by shaped hedging, mature trees and established borders bursting with colour and character throughout the seasons 🌸🌳.
Designed perfectly for both relaxing and entertaining, the property enjoys a substantial paved patio seating area 🌞 leading onto a charming covered pergola overlooking an ornamental pond with attractive landscaped planting 🪷. Further features include gravelled gardens, multiple seating areas and a delightful summer house, all combining to create a peaceful countryside retreat 🏡✨.
The fully furnished detached two-bedroom annex provides fantastic additional accommodation with its own lounge, kitchen/diner, shower room and en-suite bedroom, making it ideal for multi-generational living 👨‍👩‍👧, guest accommodation or those working from home 💻. The annex benefits from its own septic tank, shared electric supply, oil-fired external boiler and outside lighting.

Twin gated entrances open onto sweeping gravel driveways 🚗 providing extensive off-road parking, access to the double garage and substantial workshop, all set within a secluded rural setting with no near neighbours 🌾 .

The annex is being offered fully furnished and benefits from its own septic tank, shared electricity supply, oil-fired outside boiler, outside lighting and good parking facilities. PVCu double glazed entrance doors to:

Lounge Area 5.78m (19') x 4.32m (14'2")
PVCu double glazed windows to front, decorative fireplace with wooden surround, radiator, laminate flooring, TV point, coving to textured ceiling, open plan to kitchen/diner.

Kitchen/Diner 5.54m (18'2") x 2.32m (7'7")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, fitted fridge, automatic washing machine, built-in electric fan assisted oven, built-in four ring LPG gas hob with extractor hood, storage cupboard with shelving, radiator, ceramic tiled flooring, coving to textured ceiling with recessed ceiling spotlights.

Main Bedroom 3.34m (10'11") x 3.17m (10'5")
PVCu double window to front and side, fitted double wardrobe with hanging rail, shelving, drawers, bedside cabinets, radiator, coving to textured ceiling, door to:

En-suite Shower Room 2.32m (7'7") x 1.98m (6'6")
Fitted with three-piece suite comprising of wall mounted vanity wash hand basin with drawers, tiled surround, WC with hidden cistern, extractor fan, PVCu opaque double glazed window to side, heated towel rail, ceramic tiled flooring, coving to ceiling with recessed ceiling spotlights.

Storage Cupboard 1.37m (4'6") x 1.31m (4'4")
PVCu double glazed window to front, laminate flooring, coving to textured ceiling.

Bedroom 2 3.34m (10'11") x 3.25m (10'8")
PVCu double glazed window to side, fitted double wardrobe with hanging rail, shelving, drawers, bedside cabinets, radiator, coving to ceiling.

Shower Room 2.45m (8') x 1.93m (6'4")
Double shower enclosure with fitted mains shower and glass sliding door, PVCu double glazed window to front, heated towel rail, ceramic tiled flooring, coving to textured ceiling, recessed ceiling spotlights.

Workshop 11.55m (37'11") x 4.00m (13'1")
With power and lighting connected, work benches, storage cupboards, sit-on lawnmower, wooden double entrance doors.

Double Garage 6.43m (21'1") x 6.35m (20'10")
Brick built double garage with power and lighting connected, eaves storage space, two windows to front and side aspects, two up & over door.

Summer House 3.56m (11'8") max x 2.39m (7'10") max
Window to front and sides, double entrance doors.

Hot Tub Room 4.55m (14'11") x 2.74m (9')
The hot tub cabin benefits from lighting and three power points, all supplied via its own dedicated consumer unit, which is in turn connected directly to the main fuse board within the bungalow. The hot tub itself is a Canadian Spa Kelowna 4 Person Hot Tub, operating as a convenient “plug and play” model powered via a standard 13-amp plug socket, offering an easy-to-use and practical addition for year-round relaxation and entertaining.

The property further benefits from owned solar panels, helping to significantly reduce day-to-day electricity costs. Any surplus generated electricity is exported back to the grid, with payments received by the vendor which help offset the overall running costs of the property — an increasingly attractive feature for energy-conscious buyers.

Directions
Leave our Church Street office and turn right, continue onto Station Street then Fen Road heading out of Holbeach on the B1168. At the crossroads take the left turn into the B1165 signposted Sutton St James, take your right-hand turn onto Nealsgate Road where the property can be located on your left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 8SW.

Council Tax
Band C ~ £2,020.25 from April 2026 to March

EPC - D

Agents Notes:
Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

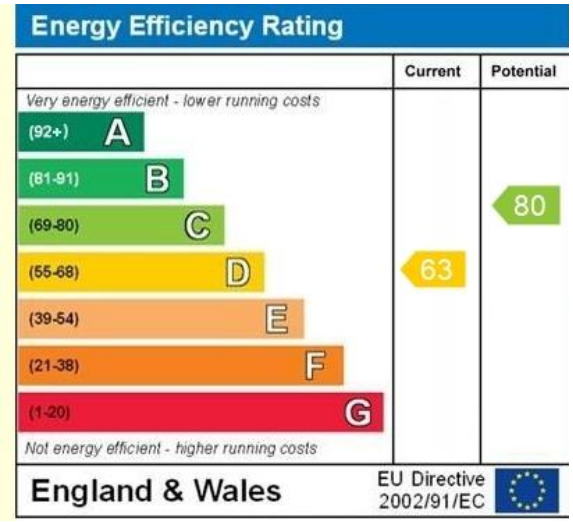
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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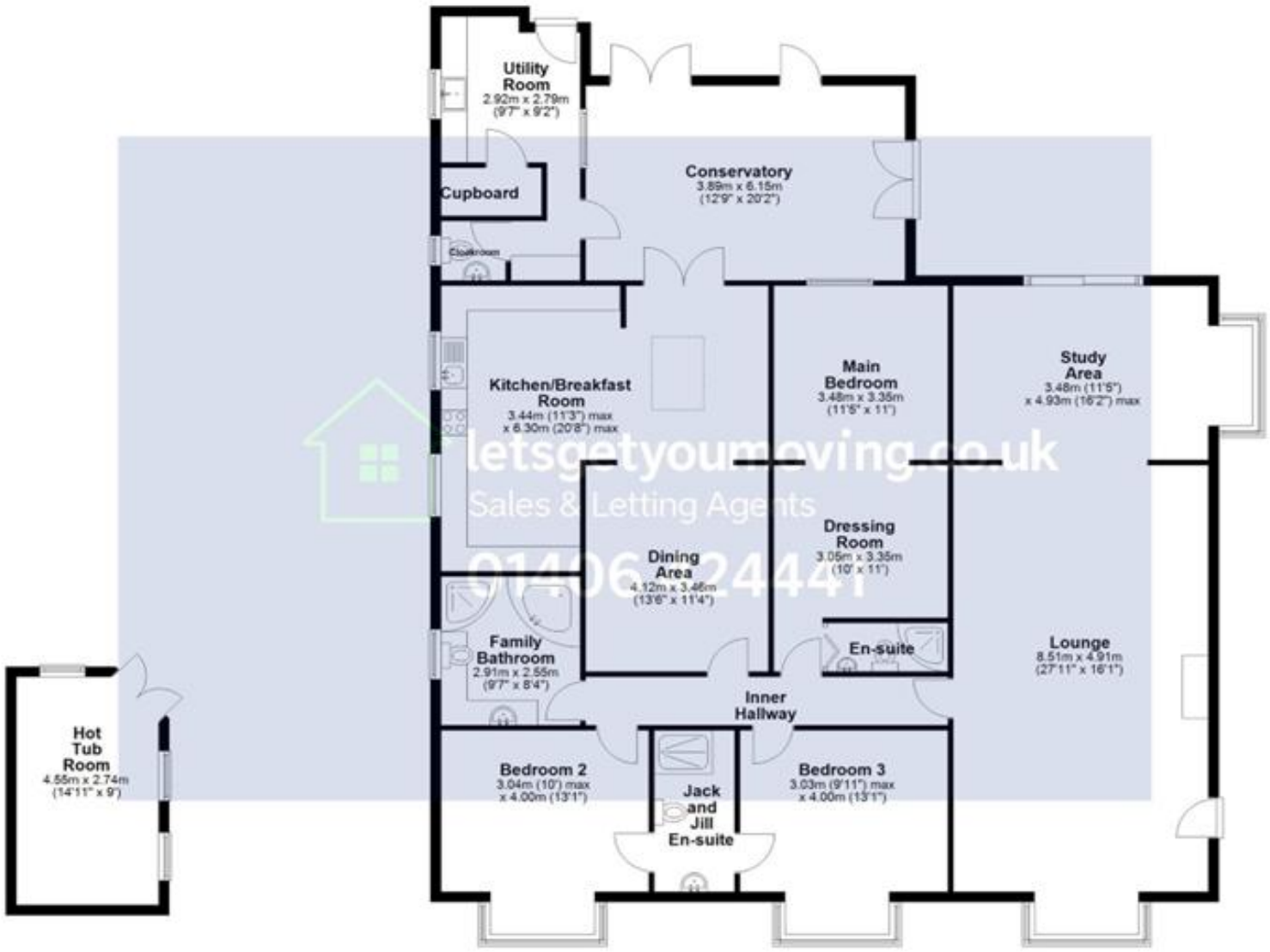






Ground Floor

Approx. 231.0 sq. metres (2486.2 sq. feet)

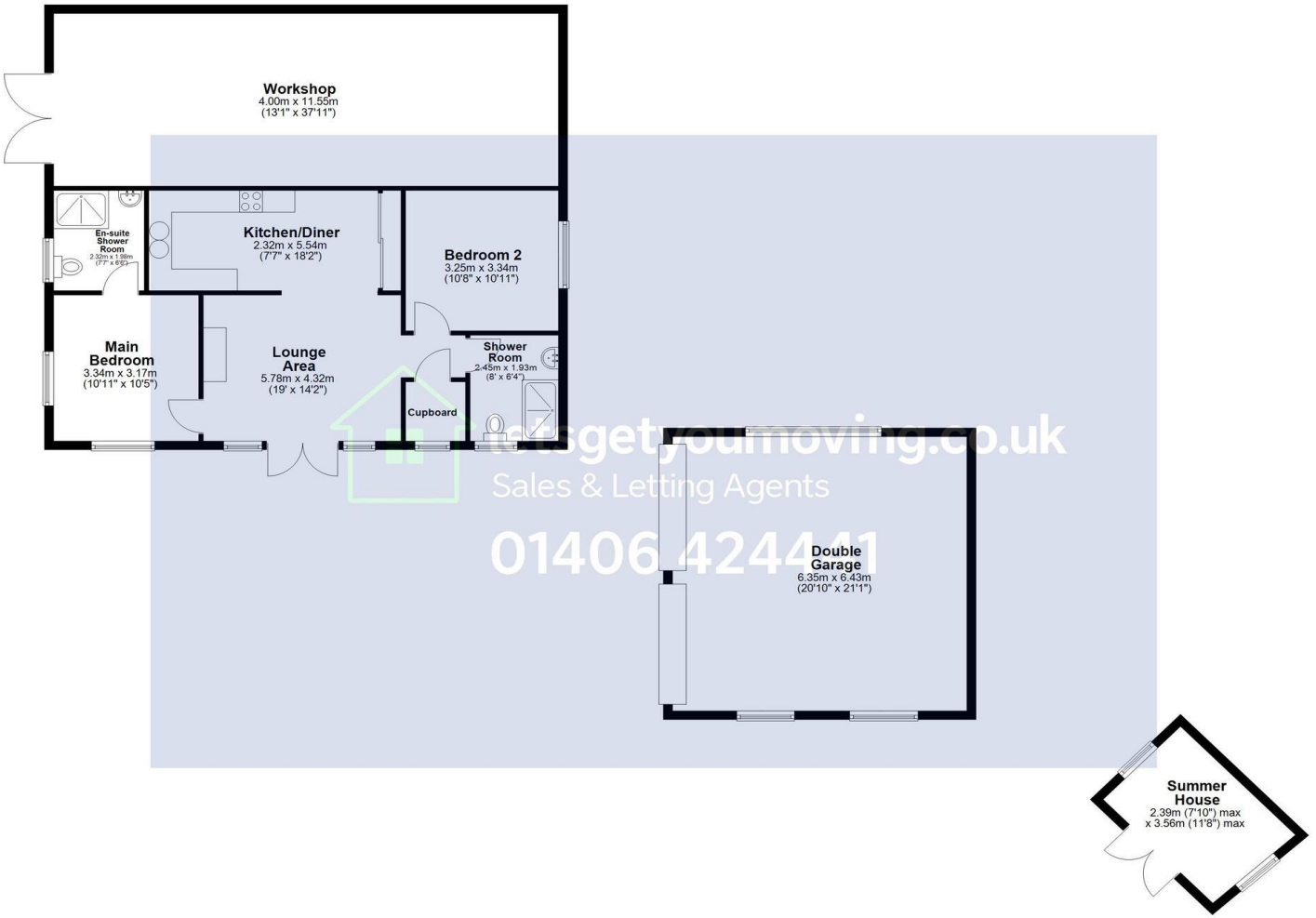


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Total area: approx. 231.0 sq. metres (2486.2 sq. feet)

Ground Floor

Approx. 168.9 sq. metres (1818.2 sq. feet)



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Total area: approx. 168.9 sq. metres (1818.2 sq. feet)

























Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

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