

Rosedale

6 MAIN ROAD, DEEPING ST NICHOLAS, PE11 3BN



£350,000

"Character property situated on an expansive plot."

- CHARACTER PROPERTY WITH ORIGINAL FEATURES
- OVER HALF AN ACRE PLOT
- FOUR BEDROOM COTTAGE
- VARIETY OF OUTBUILDINGS
- POTENTIAL FOR RESIDENTIAL DEVELOPMENT (STPP)
- UTILITY ROOM
- EXPANSIVE SUN ROOM
- GREAT TRANSPORT LINKS TO MARKET DEEPING & SPALDING
- RURAL SETTING
- EPC ENERGY RATING F / COUNCIL TAX BAND A



PROPERTY HIGHLIGHTS

Occupying an impressive plot of approximately 0.52 acres (STMS), this four bedroom semi-detached character property enjoys a delightful rural setting, and boasts an extensive range of barns and outbuildings offering exceptional versatility and potential.

The accommodation briefly comprises an entrance hall, living room with feature bay window, separate dining room, kitchen, useful pantry, ground floor shower room and an impressive sunroom. Upstairs, there are four well-proportioned bedrooms, offering flexible accommodation for family living.

A particular highlight of the property is the substantial range of adjoining barns and outbuildings, providing an exceptional amount of additional space with considerable potential. Currently offering extensive storage and workshop facilities, these characterful buildings present exciting possibilities for alternative uses, including leisure facilities, hobby rooms or potential conversion into ancillary residential accommodation, subject to the necessary permissions and legal consents.

Externally, the expansive grounds feature generous lawned areas, established trees and mature planting, creating a wonderfully private and picturesque setting. The substantial plot offers ample space for gardening, outdoor entertaining or simply enjoying the tranquillity of countryside living. There may also be potential for further residential development or the creation of an additional building plot, subject to planning permission and relevant legal restrictions.

Combining traditional character, extensive grounds and substantial outbuildings, this unique property presents an exciting opportunity for buyers seeking a countryside home with considerable scope to add value.

Agents Note: The property is restricted to residential use only (no business use). The vendor advises outbuildings may contain asbestos (unconfirmed by survey). Conversion or development requires relevant planning permission and legal consents. Buyers must make their own enquiries.

4 Bedrooms 1 Bathroom 3 Reception









Floor 0 Building 3

Approximate total area(1)

1173 ft²

108.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

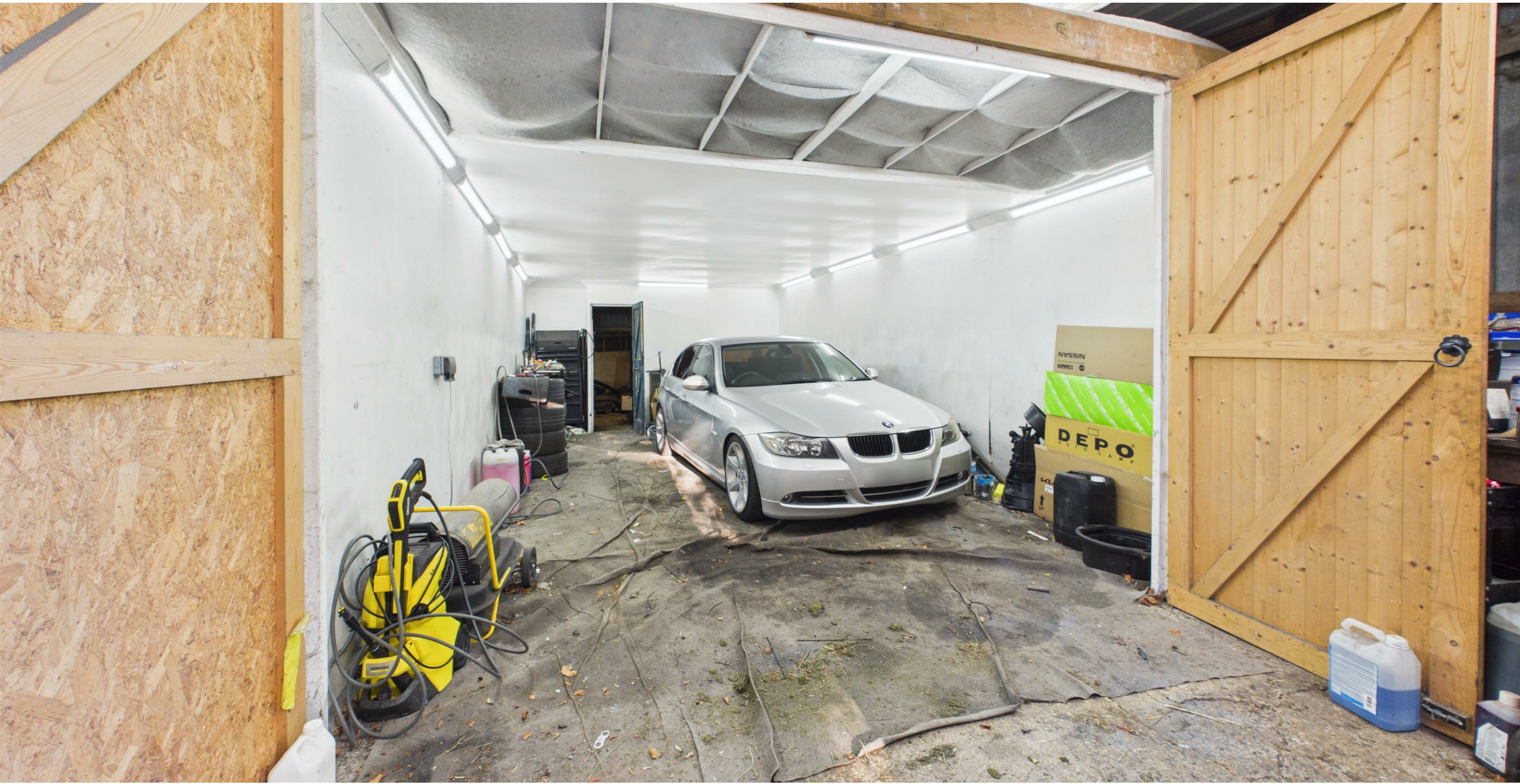
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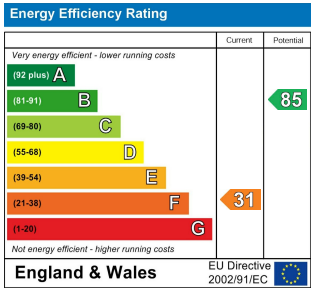


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** A

For the **MATERIAL INFORMATION REPORT** on this property select the link -

Or alternatively speak to your Rosedale agent who will be able to help you.





Interested in viewing this property?

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7 High Street, Market Deeping, Lincolnshire, PE6 8ED

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

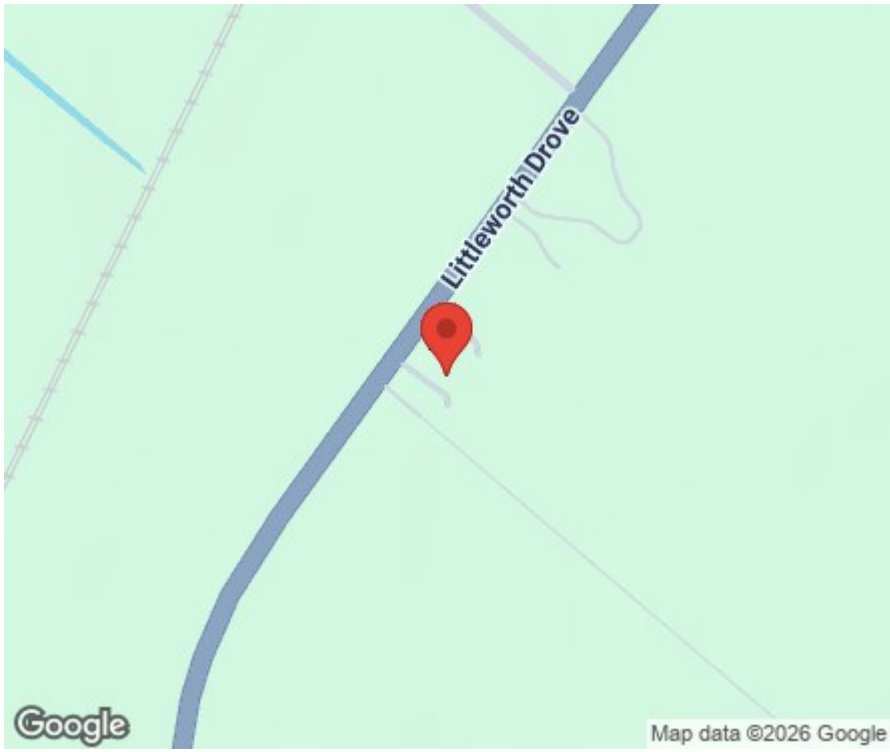
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

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Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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