ARK PROPERTY









2 Gosberton Road, Surfleet, PE11 4AB

£425,000

- A piece of local history
- Own mooring on the river
- Large versatile plot
- Ample off road parking
- Three double bedrooms
- Main bedroom with en-suite and dressing room
- Large kitchen diner with island
- Stunning renovated throughout
- No forward chain
- Properties like this don't come to market very often, don't miss out

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6 New Road, Spalding, Lincolnshire PE11 1DQ

'The Mermaid Inn' in Surfleet, a wonderfully characterful property, now divided into two homes. To the left of the building it has been carefully redesigned with retained arches, the original staircase, a spacious lounge with log burner, a light, airy kitchen with island, study, practical utility area, plus three bedrooms upstairs, two with wardrobes, and a fabulous double height bathroom with a freestanding bath and large shower. Outside, there's generous space for relaxing, including the old outdoor bar area, and the real showstopper, your own mooring on the river, with views that make summer evenings feel really special. It's a rare mix of history, character and unique lifestyle features. You should definitely view it to really appreciate it

Entrance Hall

Double entrance doors to front. Two windows to front. Wood effect flooring.



Lounge 19'4" x 12'11" (5.91m x 3.95m)



Window to front and rear. Feature log burner with brick surround. Radiator.



Kitchen 14'10" x 18'4" (4.54m x 5.61m)



Window to rear. French doors to rear. Matching base and eye level units with work surfaces over. Double Belfast sink with mixer tap. Electric hob with

extractor hood over. Built in eye level oven and grill. Island unit with built in storage. Built in fridge/freezer. Built in dishwasher. Wood effect flooring.



Utility Room 6'2" x 6'7" (1.90m x 2.03m)



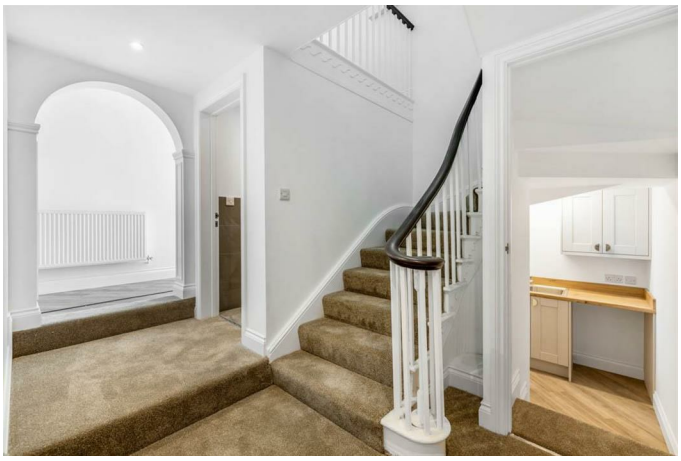
Window to side. Base and eye level units with work surface over. Sink unit with drainer and mixer tap. Space and plumbing for washing machine and tumble dryer. Wood effect flooring.

Study 8'0" x 11'5" (2.44m x 3.48m)



Window to front. Radiator. Built in storage cupboard housing hot water cylinder.

Inner Hallway



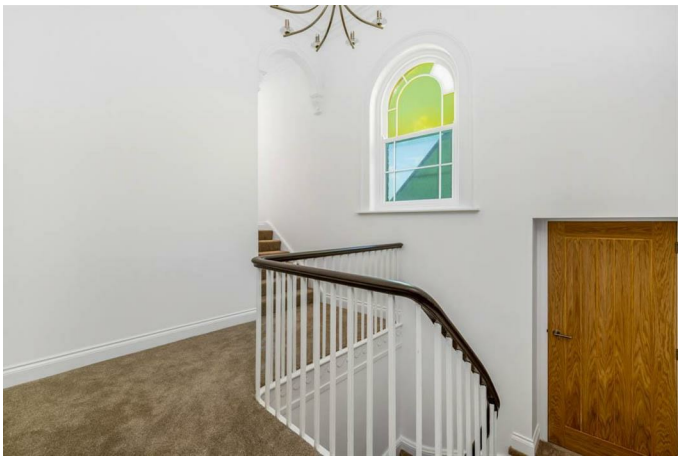
Stairs to first floor landing.

Cloakroom



Window to rear. Concealed cistern toilet. Wash hand basin set in vanity unit. Wall mounted heated towel rail. Partially tiled walls. Tiled flooring.

First Floor Landing 10'11" x 11'6" (3.33m x 3.53m)



Window to rear. Doors to bedrooms and bathroom.

Bedroom 1 15'8" x 9'5" (4.80m x 2.88m)



Window to front.

En-suite 8'10" x 5'6" (2.71m x 1.70m)



Window to front. Shower enclosure with rainfall head and separate shower attachment. Concealed cistern toilet. Wash hand basin set in vanity unit. Wall mounted heated towel rail. Partially tiled walls. Tiled flooring.

Walk in Wardrobe 6'4" x 7'4" (1.95m x 2.24m)



Bedroom 2 19'10" x 11'1" (6.05m x 3.39m)



Window to front and rear. Built in closet.

Bedroom 3 15'8" x 10'0" (4.80m x 3.07m)

Window to front. Built in double door wardrobe.



Bathroom 7'8" x 11'1" (2.36m x 3.39m)



Window to front. Bath with shower attachment. Concealed cistern toilet. Wash hand basin set in vanity unit. Shower enclosure with rainfall head and separate shower attachment. Wall mounted heated towel rail. Partially tiled walls. Tiled flooring.

Outside



To the side gates from Gosberton Road leading into a large hard standing area with a large extended patio and lawn area. Full enclosed fencing, metal railings overlooking river, outside enclosed bar area, gate leading to off road parking area, gate leading down to private mooring.



Outside Store Room 15'1" x 13'10" (4.62 x 4.22)

Steps leading up into a handy outside store area. This room could easily be tweaked into a versatile room such as a gym, office or just handy storage.

Property Postcode

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

Surfleet village

Surfleet itself, it's a small, friendly village near Spalding, with a handy local shop, a popular fish and chip shop, Church across the road, regular buses to Spalding, and easy access to the town's wider amenities. You've got riverside walks, the golf course just minutes away, and a sense of history rooted in the Fens. With these two properties, you're not just getting a home, you're getting a piece of the village's story.

Spalding Golf Course

Located just a few minutes from the property, Spalding Golf Club is one of Lincolnshire's most respected courses, offering a welcoming atmosphere for players of all abilities. Set amidst beautiful parkland beside the River Glen, the 18-hole course is known for its scenic fairways, mature trees, and well-maintained greens that provide an enjoyable challenge throughout the year. The club also features excellent practice facilities, a pro shop, and a friendly clubhouse with food and refreshments available. Currently, Spalding Golf Club is undergoing exciting extension and improvement works, further enhancing its facilities and member experience - ensuring it remains a top destination for golfers in the area.

River Glen

The River Glen is one of South Lincolnshire's most picturesque waterways, flowing gently through the Fens before joining the River Welland near Spalding. Winding through peaceful countryside and villages, it provides a haven for wildlife and a tranquil backdrop for walking, fishing, and boating. Historically, the Glen played an important role in local trade and agriculture, carrying goods and produce from the fertile fenlands. Today, it's valued for its natural beauty and leisure appeal - with popular riverside paths, birdwatching spots, and moorings along its route. The river connects to Spalding's broader network of waterways, highlighting how central the area's rivers remain to the town's identity and charm.

Spalding

Spalding: A Historic Market Town with a Bright Future

Set on the River Welland in South Holland, Lincolnshire, is a charming market town known for its rich agricultural heritage, thriving community, and growing leisure and retail scene.

Town Centre & Heritage

The historic town centre blends traditional markets, independent shops, and Georgian architecture. Recent additions like the sheep and cattle sculptures celebrate Spalding's roots as a bustling livestock market, while public art trails and community events add vibrancy throughout the year.

Springfields & River Taxi

Just outside the town, Springfields Outlet Shopping & Leisure offers top retail brands set within landscaped gardens. Visitors can even travel there from the town centre on the scenic Spalding Water Taxi, a relaxing trip along the River Welland.

Culture & Leisure

Historic Ayscoughfee Hall and Gardens, a 15th-century merchant's home, now serves as a museum and community hub surrounded by beautiful parkland and the town's war memorial designed by Sir Edwin Lutyens.

A new Castle Sports & Leisure Centre is also under construction, bringing modern pools, gyms, and wellbeing facilities to the area — a major

investment in local health and recreation.

Education
Spalding is well-served by excellent schools, including the selective Spalding Grammar School and Spalding High School, as well as Ayscoughfee Hall School, an independent primary.

The Spalding Flower Parade
The much-loved Spalding Flower Parade — revived in recent years — is a highlight of the local calendar, attracting thousands of visitors. Colourful floats decorated with tulips and blooms celebrate the area's horticultural heritage, earning Spalding its reputation as the heart of the UK's flower-growing region.

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

Ai has been used for the exterior of the property to show what the property will look like once sold.

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: TBC
Annual charge: No
Property construction: Brick built
Electricity supply: Eon Next
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas central heating
Heating features: Wood/multi fuel burner
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
Building safety issues: No
Restrictions: No
Public right of way: Shared roadway off Stockhouse Lane.
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: 2 x plots on garden adjacent to be built on. 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: C69

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

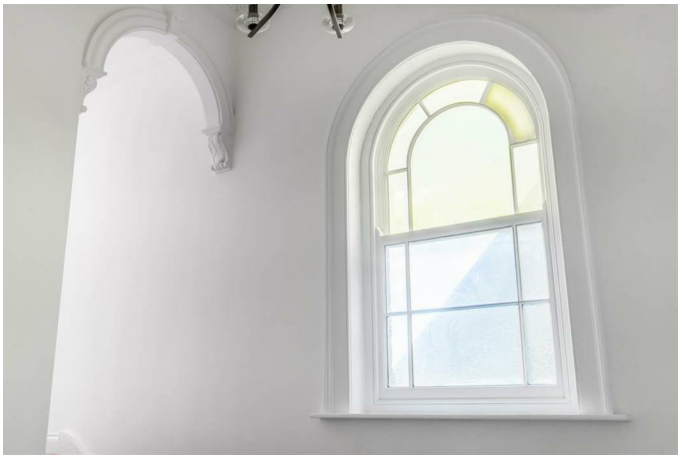
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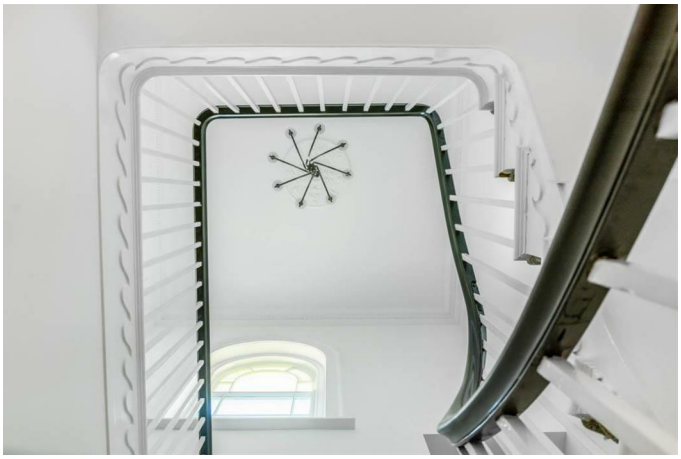


















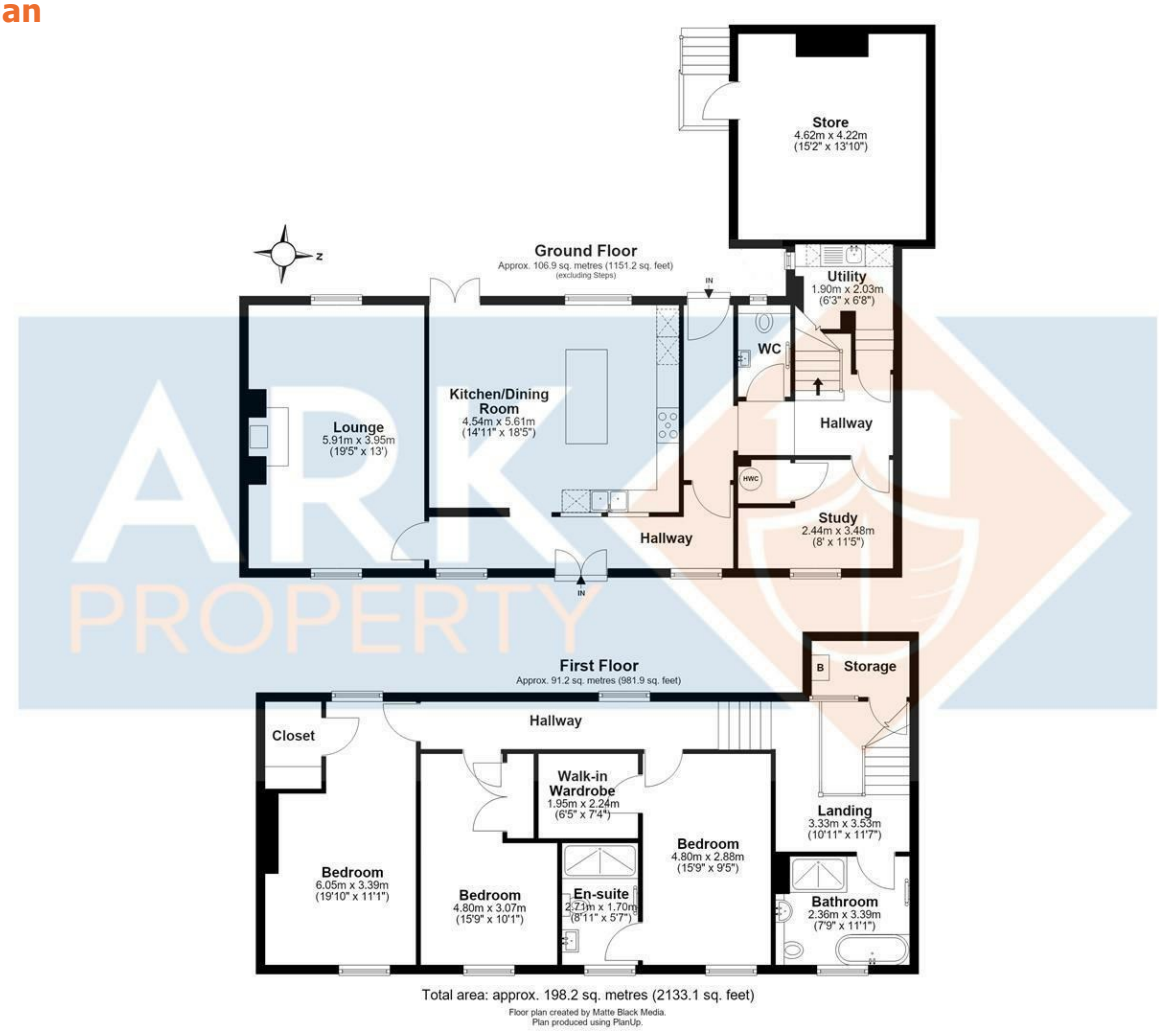








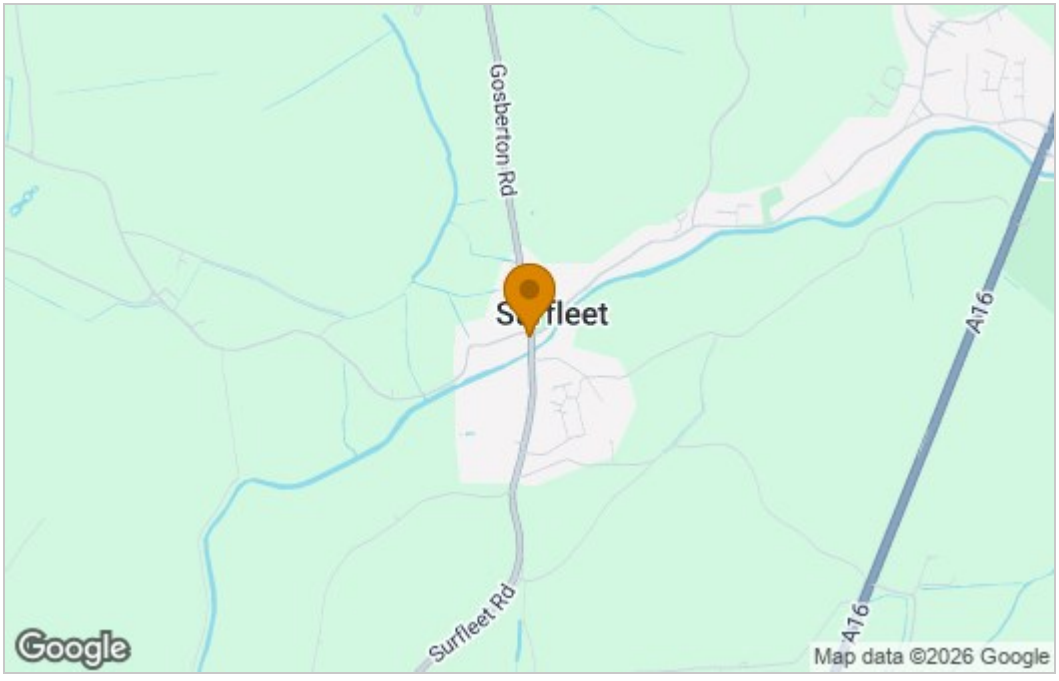
Floor Plan



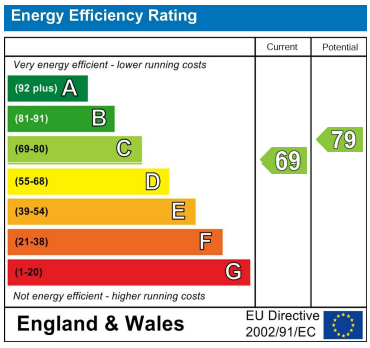
Total area: approx. 198.2 sq. metres (2133.1 sq. feet)

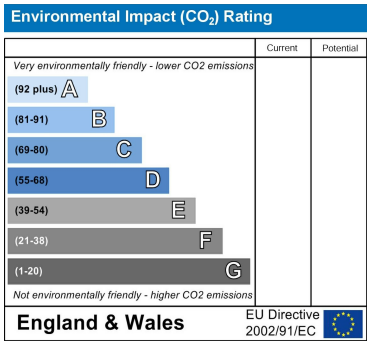
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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