



## 26 Market Street, Long Sutton, PE12 9DF

**Guide Price £300,000**

- For sale by Secure Sale Online Bidding. Starting bid £300,000. Terms and Conditions apply
- Grade II listed Georgian townhouse set over four beautifully presented floors
- Characterful lounge with exposed brick fireplace and wood-burning stove
- Elegant family bathroom featuring a statement roll-top bath
- Private enclosed rear garden – a tranquil haven for garden lovers
- Off-road parking for two vehicles plus attractive courtyard space
- Four versatile bedrooms, including a spacious principal suite with sash windows
- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'



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Elegant Grade II Listed Townhouse in the Heart of Long Sutton.

Tucked away in the centre of the charming market town of Long Sutton, this beautifully preserved Grade II listed townhouse is a captivating blend of period elegance and comfortable living, thoughtfully arranged across four spacious floors.

Stepping into the welcoming entrance hall, you're greeted by character and charm, with a versatile fourth bedroom or formal dining room offering flexibility to suit your lifestyle.

On the lower ground floor, the heart of the home awaits: a cosy country-style kitchen brimming with warmth, and a characterful lounge featuring an exposed brick fireplace and wood-burning stove, perfect for relaxed evenings. A convenient shower room completes this level.

The first floor hosts the impressive principal bedroom, bathed in natural light from three classic sliding sash windows. A generous family bathroom with a striking roll-top bath as its centrepiece adds a touch of indulgence.

On the second floor, you'll find two further well-proportioned bedrooms, ideal for guests, children, or home working.

Outside, the home continues to delight with an attractive courtyard leading to off-road parking for two vehicles — a rare find in the town centre — and a beautifully enclosed private rear garden, offering a peaceful retreat for garden lovers and those seeking outdoor serenity.

With its character-rich features, original Georgian joinery, flexible layout and unbeatable location just moments from local shops, cafes and amenities, this exceptional townhouse is the perfect fusion of heritage, comfort and convenience.

A truly special home — early viewing is advised.

This property will be legally prepared enabling any

interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

#### **Entrance Hall 19'0" x 6'4" (5.81m x 1.95m)**



Solid wood entrance door with glazed top light, coving to ceiling with ceiling rose and chandelier, solid wood flooring, radiator, stairs down to lower ground floor and up to first floor. Doors to living room and dining room/bedroom four.

#### **Living Room 13'5" x 14'7" (4.09m x 4.47m)**



Sliding sash windows to front, coving to ceiling with central ceiling rose, solid wood flooring, marble fireplace with ornate surround and electric fire.



**Bedroom Four/ Dining Room 9'7" x 9'7"**  
**(2.93m x 2.94m)**



Sliding sash window to rear, solid wood flooring, radiator, built in full height cupboards and airing cupboard, open fireplace.

### **Lower Ground Floor**

A highly functional floor ideal for entertaining, with doors to the kitchen, lounge, shower room and access to the garden.

**Kitchen 8'8" x 9'7" (2.65m x 2.93m)**



Windows to rear, marble tile floor with underfloor heating, fitted base units with blue pearl granite worktops and matching upstand, space for Range style cooker, inset Belfast sink, integrated dishwasher.





**Lounge 15'0" x 13'4" (4.58m x 4.07m)**



Window to front, ceiling beams, marble tile flooring with underfloor heating, exposed brick fireplace with inset cast iron stove.



**Shower Room 5'7" x 5'8" (1.72m x 1.73m)**



Window to rear, tiled flooring, full height wall tiling, heated towel rail, shaver point chrome thermostatic bar shower, close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over.





**First Floor Landing 6'3" x 2'11" (1.93m x 0.91m)**



Solid wood flooring, stairs to second floor. Doors to bedroom and bathroom.

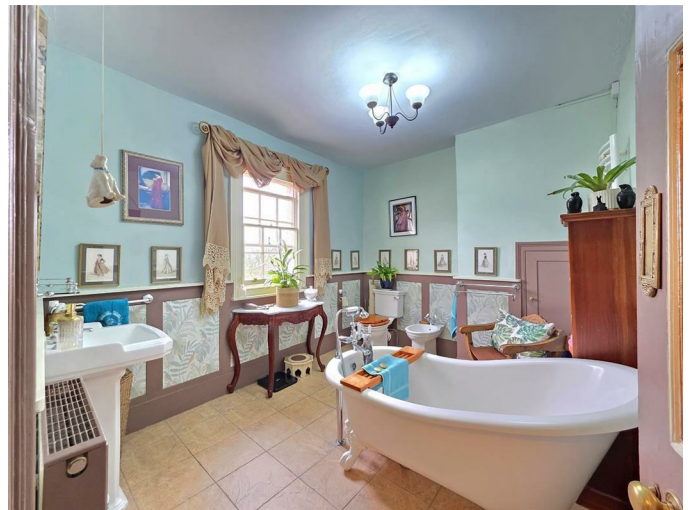
**Bedroom One 15'2" x 17'4" (4.63m x 5.30m)**



Three sliding sash windows to front with built in shutters, solid wood flooring and decorative wall panelling, feature fireplace, radiator.



**Bathroom 11'1" x 8'11" (3.39m x 2.74m)**



Sliding sash window to rear, tiled flooring, half height wall panelling, radiator, heated towel rail, built in cupboard. Fitted with a four piece suite comprising freestanding roll top bath with chrome mixer tap and telephone style shower attachment, close coupled toilet, bidet and pedestal wash hand basin with chrome taps over.





**Second Floor Landing 6'5" x 5'3" (1.98m x 1.61m)**

Doors to bedrooms two and three.

**Bedroom Two 17'3" x 10'9" max (5.28m x 3.28m max)**



Window to front, radiator.

**Bedroom Three 10'9" x 8'5" (3.29m x 2.59m)**



Velux style window to rear, radiator.

### Outside



The property can be found on Market Street, Long Sutton where a footpath leads through a wrought iron gate and up the steps to the entrance door. Vehicular access is through the terrace to the right hand side of the property where off road parking can be found for two vehicles.

The property has a delightful rear courtyard, ideal for small gatherings or bistro dining and a gate leads from the driveway to the extensive rear garden bursting with potential.





### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a

'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.









### Additional Information

#### PLEASE NOTE:

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

### 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.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### 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.

### 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.

### Property Postcode

For location purposes the postcode of this property is: PE12 9DF.

### Verified Material Information

Tenure: Please see auction legal pack  
 Council tax band: Please see auction legal pack  
 Annual charge: Please see auction legal pack  
 Property construction: Please see auction legal pack  
 Electricity supply: Please see auction legal pack  
 Solar Panels: Please see auction legal pack  
 Other electricity sources: Please see auction legal pack  
 Water supply: Please see auction legal pack  
 Sewerage: Please see auction legal pack  
 Heating: Please see auction legal pack  
 Heating features: Please see auction legal pack  
 Broadband: Please refer to Ofcom website - <https://www.ofcom.org.uk/mobile-coverage-checker>  
 Mobile coverage: Please refer to Ofcom website - <https://www.ofcom.org.uk/mobile-coverage-checker>  
 Parking: Please see auction legal pack  
 Building safety issues: Please see auction legal pack  
 Restrictions: Please see auction legal pack  
 Public right of way: Please see auction legal pack  
 Flood risk: Please see auction legal pack  
 Coastal erosion risk: Please see auction legal pack  
 Planning permission: Please see auction legal pack  
 Accessibility and adaptations: Please see auction

legal pack

Coalfield or mining area: Please see auction legal pack

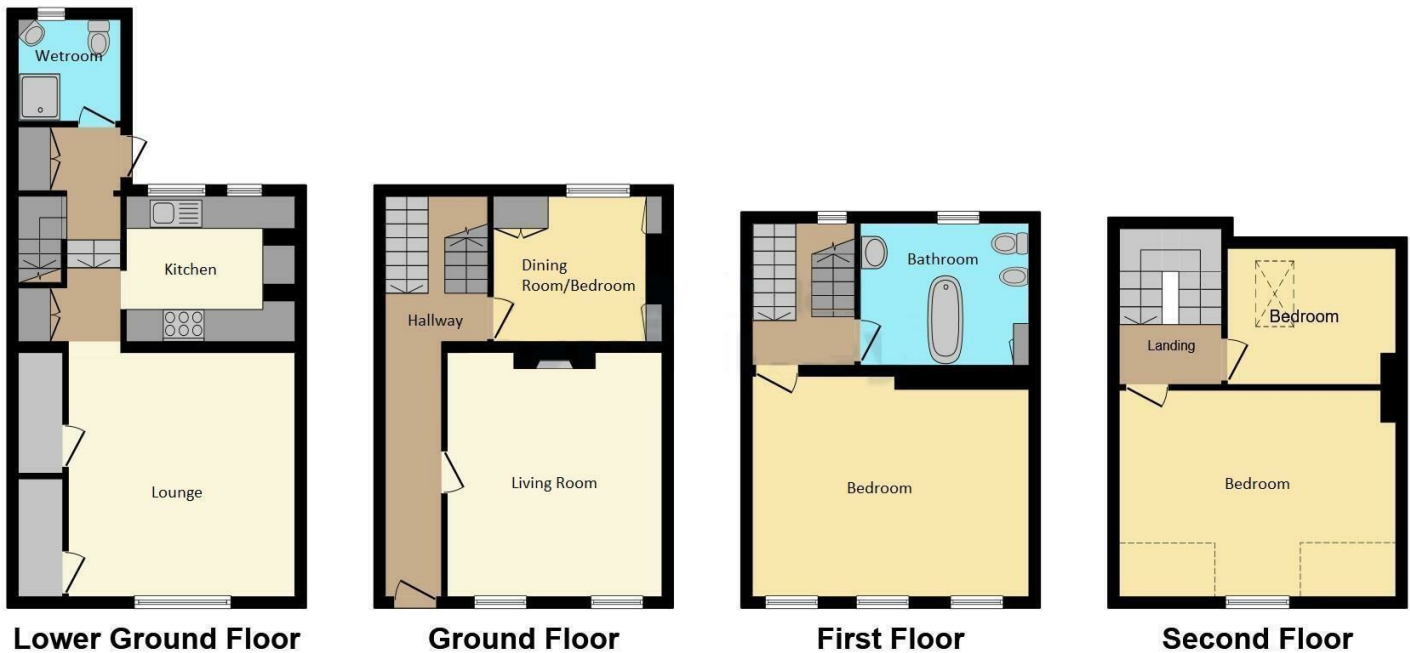
Energy Performance rating: D 64

### 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.



## Floor Plan



This floor plan is for illustrative purposes only and should be used as a general guide. Dimensions are approximate and subject to change.

## Area Map



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## Energy Efficiency Graph

