



Aorangi House Gosberton Road, Surfleet, PE11 4BG

£500,000

- Characterful period home dating back to 1914
- Set on a spacious plot of just under 1.5 acres (STS)
- Blend of original features and open plan living spaces
- Generous lawned gardens offering peace and privacy
- Range of useful outbuildings with potential for various uses
- Semi rural village location with charm and countryside appeal

Aorangi House, Surfleet.

Dating back to 1914, Aorangi House is a charming period property brimming with character and set within a beautifully maintained plot of just under 1.5 acres (subject to survey). Inside, the home blends timeless features with comfortable, open plan living, offering a unique and welcoming space. Outside, the generous lawned gardens are complemented by a range of useful outbuildings, providing scope for a variety of uses. A rare opportunity to own a piece of local history in a tranquil setting.

Entrance Hall

Glazed door to front. Stairs to first floor landing.

Lounge 13'0" x 12'4" (3.98m x 3.76m)

PVC double glazed bay window to front and two glazed doors to side. Ornate coving to ceiling. Radiator. Laminate flooring. Feature open fireplace.

**Siting Room 13'0" x 11'10" (3.98m x 3.61m)**

PVC double glazed bay window to front and window to side. Ornate coving to ceiling. Feature open fireplace. Radiator.

Kitchen/Dining Area 8'10" x 27'10" (2.71m x 8.50m)

Aluminium bi folding doors to rear. PVC double glazed French doors to side. Tiled flooring. Coving to ceiling. Radiator. Fitted base units with solid wood work surfaces and tiled splash backs. Free standing electric Range style cooker. Ceramic sink drainer with chrome mixer tap over. Integrated dish washer. Integrated fridge and freezer. Built in pantry cupboard with shelving.



Utility Room 9'1" x 9'0" (2.79m x 2.75m)



PVC double glazed window to side. Tiled flooring. Wall mounted central heating boiler. Space for washing machine and tumble dryer. Built in louvered door cupboards.

Conservatory 12'6" x 14'4" (3.82m x 4.38m)



PVC double glazed construction and poly carbonate roof. Tiled flooring. French doors opening to garden.



First Floor Landing 9'2" x 11'2" (2.80m x 3.42m)



PVC double glazed window to rear. Two radiators. Doors to bedrooms and bathroom.



Bedroom 1 13'0" x 12'4" (3.97m x 3.76m)



PVC double glazed window to front. Coving to ceiling. Two radiators. Feature fireplace. Archway to dressing area with PVC double glazed window to front. Loft access.



Bedroom 2 13'1" x 11'10" (4.00m x 3.61m)



PVC double glazed window to front. Coving to ceiling. Two radiators.

Bedroom 3 9'1" x 10'7" (2.79m x 3.25m)



PVC double glazed window to side. Radiator.



Bathroom 8'10" x 10'6" (2.71m x 3.22m)



PVC double glazed window to side. Radiator. Solid wood flooring Built in airing cupboard with hot water cylinder and shelving. Fitted with a four piece suite comprising free standing bath chrome taps over.

Tiled shower enclosure with glass door and electric shower. Heritage style close coupled toilet. Pedestal wash hand basin.

Outside



The property sits on a generous plot of mature wrap around gardens with gated access to the front and side.

The main garden is laid to lawn and enclosed by trees and fencing. There is a patio seating area off the kitchen/diner. Further patio seating areas. A poly tunnel will remain at the property and is included in the sale.

There is a timber cabin which would be ideal as a retreat, home office or home gym.

Also included in the sale an unheated swimming pool with cover.



Barn 20'0" x 40'4" (6.12m x 12.30m)



Property Postcode

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

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: C
 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 heating
 Heating features: No
 Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
 Mobile coverage: As stated by Ofcom, Indoor - EE is Limited 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.
 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: 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: E46

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.

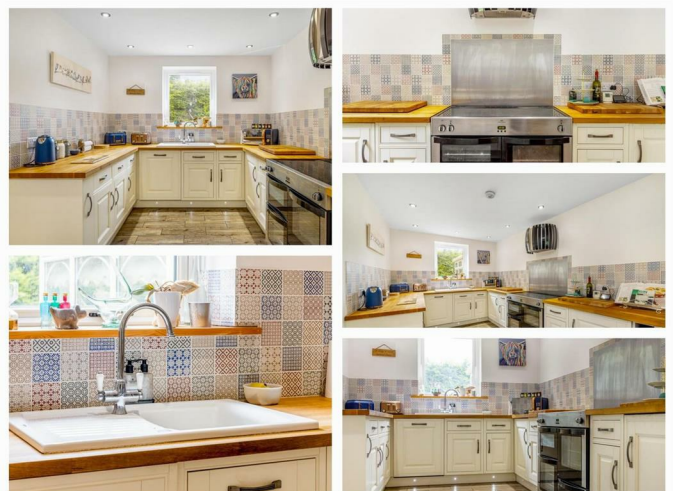
Ark Property Centre

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.

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

Disclaimer

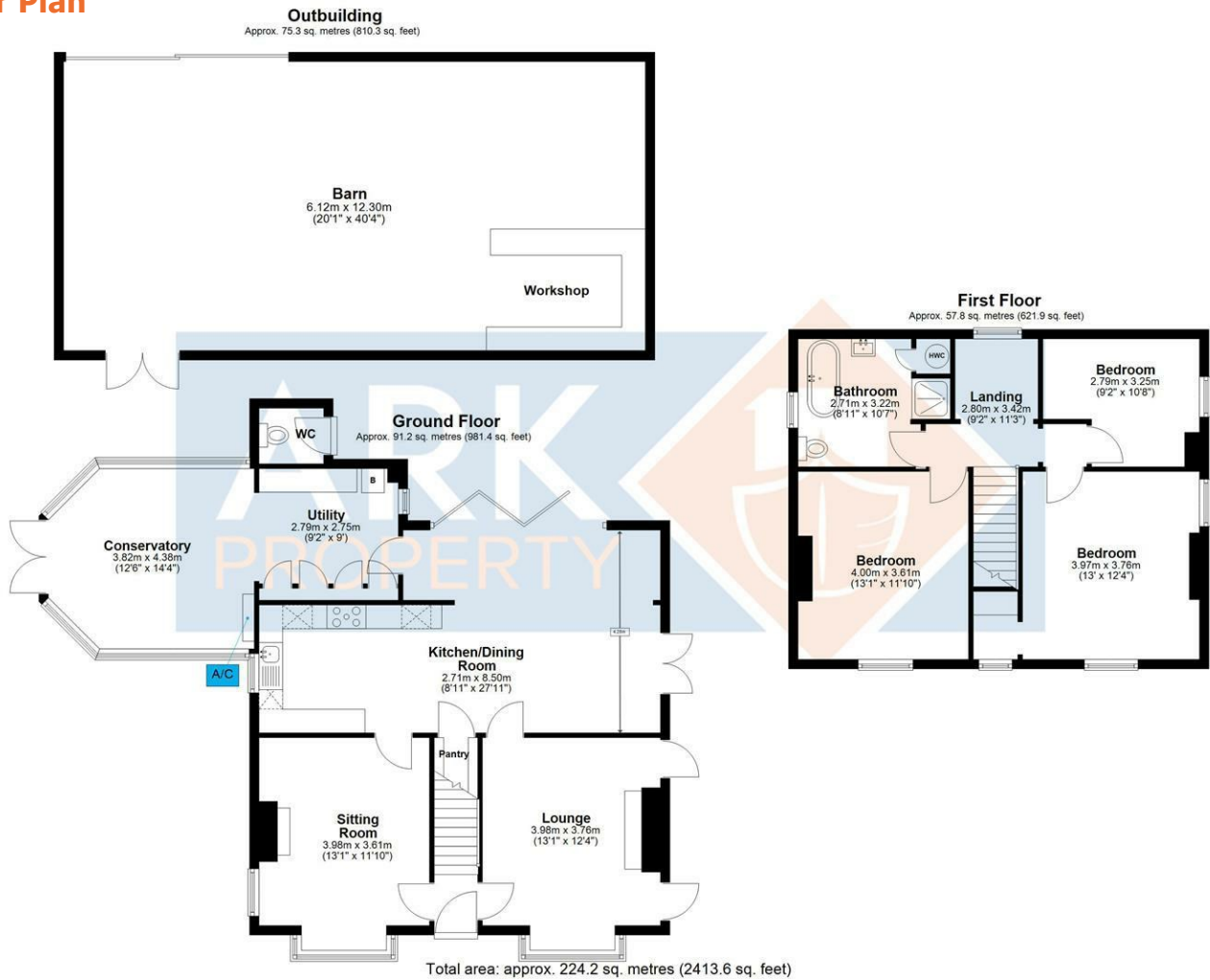
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



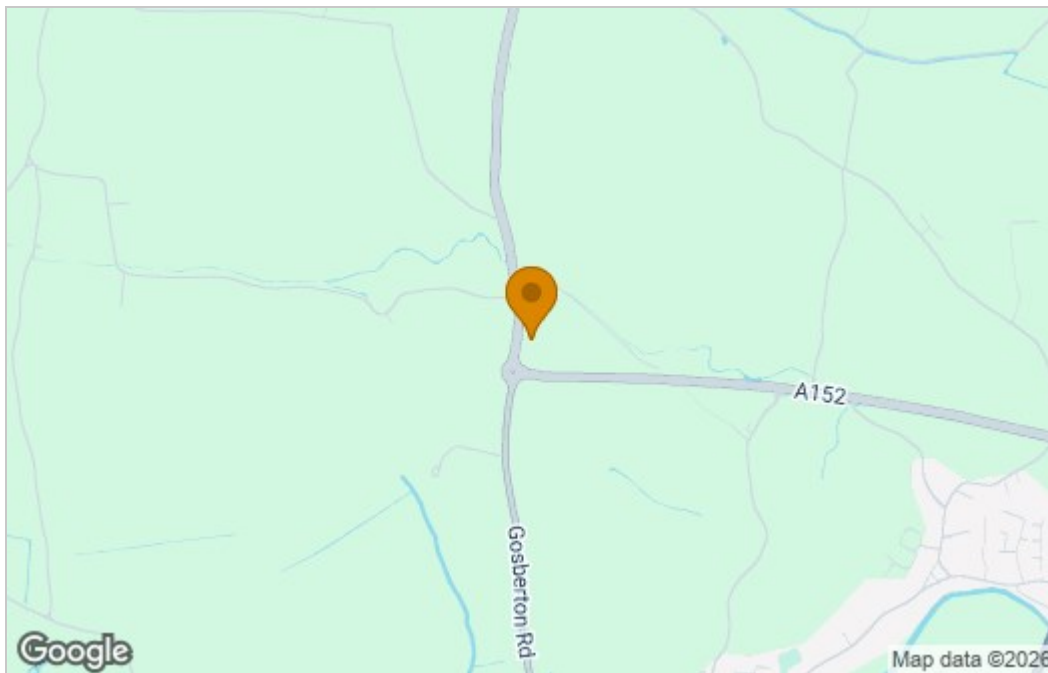




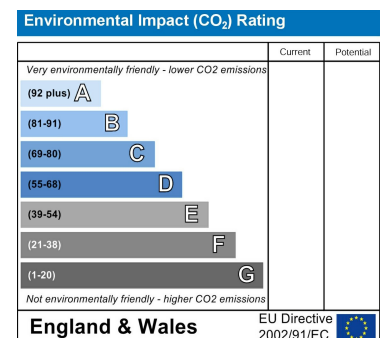
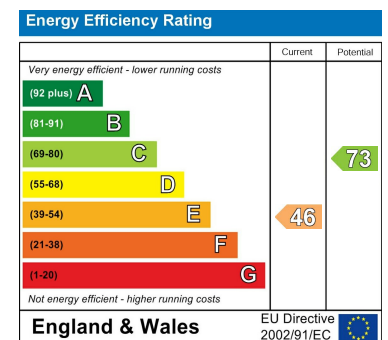
Floor Plan



Area Map



Energy Efficiency Graph



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