ARK PROPERTY









# The Coach House Gosberton Bank, Gosberton, PE11 4PB

## Guide Price £500,000

- Beautifully stunning barn conversion
- Peaceful rural village setting
- Detached double garage
- Far-reaching field views to front and back
- Two balconies overlooking the Lincolnshire countryside
- Vaulted ceilings with exposed beams and character
- Spacious ground-floor living areas
- Four generously sized bedrooms
- Master bedroom with en-suite bathroom
- Tastefully decorated in neutral tones throughout

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Take advantage of this stunning barn conversion coming to market in the peaceful, rural village of Gosberton Bank. This beautifully renovated barn exudes character, with vaulted ceilings and a tasteful, neutral décor. Rarely available in the South Holland area, this spacious home offers a fantastic plot with ample parking and a detached double garage. Enjoy far-reaching field views to both front and rear, as well as spacious downstairs living and four large bedrooms upstairs. The master suite boasts an en-suite, while two further bedrooms feature private balconies overlooking the beautiful Lincolnshire countryside.

## Kitchen/Diner 19'5" x 15'6" (5.92m x 4.73m)





Double glazed windows to all aspects. Feature beam. Fitted kitchen comprising of base and eye level units and an island unit with storage under and space for seating around. Range master cooker with extractor hood over. Space and plumbing for dishwasher. Fridge freezer with storage cupboards around. Ceramic style sink with mixer tap over. Recessed spotlights. Radiator. Tiled flooring.



## Rear Lobby

Double glazed French doors opening to the garden. Door to utility room. Open plan to dining room. Tiled flooring.

## Utility Room 6'11" x 5'7" (2.12m x 1.71m)



Space and plumbing for washing machine with worktop over. Wall cupboards. Door to cloakroom.

## Cloakroom



Double glazed window to side. Fitted with a two piece suite comprising of toilet. Wash hand basin. Radiator. Tiled flooring.

## Lounge 19'2" x 15'6" (5.85m x 4.73m)



Dual aspect double glazed windows. Multi fuel stove, two radiators, double glazed windows, PVC double glazed French doors to rear garden.



## Dining Hall 18'10" x 15'8" (5.75m x 4.78m)



Barn style doors to front. Dual aspect double glazed windows. Vaulted ceiling. Exposed beams. Stairs leading to first floor. Tiled flooring.



## First Floor Landing 26'1" x 5'9" (7.96m x 1.76m)

Double glazed window. Galleried landing. Two radiators. Built in airing cupboard housing hot water cylinder.



## Bedroom 1 12'11" x 15'7" (3.95m x 4.75m)



Dual aspect feature double glazed arched windows. Exposed beam. Built in wardrobe. Radiator. French doors out to a decked balcony with views out over the rear courtyard and garden beyond.



## En-suite 6'2" x 8'3" (1.90m x 2.54m)



Feature window. Large shower enclosure with wall mounted Aqualisa shower. Wash hand basin set in vanity unit. Toilet. Radiator.

## Balcony 6'0" x 9'2" (1.83m x 2.81m)



## Bedroom 2 10'0" x 15'6" (3.07m x 4.74m)



Double glazed dual aspect windows. Exposed beam. Radiator. Door out to decked balcony with views over front garden and fields beyond.

## Balcony 7'1" x 6'10" (2.16m x 2.10m)



## Bedroom 3 8'9" x 9'8" (2.68m x 2.97m)



Double glazed feature window. Exposed beam. Radiator.

## Bedroom 4 8'4" x 9'4" (2.55m x 2.86m)

Two double glazed Velux windows. Exposed beam. Radiator.

## Bathroom 7'4" x 9'4" (2.26m x 2.85m)



Double glazed Velux window. Fitted with a three piece suite comprising of a bath with glass shower screen and wall mounted shower over. Toilet. Pedestal wash hand basin. Radiator. Half height wall cladding.

## Outside

The driveway to the side of the property is accessed via large double timber gates which open out to a gravel driveway with parking for multiple vehicles. The driveway leads to the double garage.
The property has gardens to the front side and rear. The side garden has well stocked raised sleeper beds, patio seating areas and a lean to pergola.
The rear garden is accessed via an arched hedge and is mainly laid to lawn with mature borders. Vegetable plot. Pond and rockery.



## Double Garage 17'1" x 19'2" (5.22m x 5.85m)



Double garage with timber doors. Eaves storage space. Power and light connected.

## Location

Gosberton Bank is a peaceful rural hamlet on the edge of Gosberton, just a short drive or walk away from the village, which has everything a family needs—like a doctor's surgery, a dentist, a Co-op shop, a lovely tea room, a great butcher, and a church, plus a big park perfect for children. From Gosberton Bank, it's also just a short drive to the Spalding Golf Club in Surfleet, which is located near the A16, and recently upgraded to attract more visitors. Plus, you're only 15 minutes away from Spalding, a charming market town with excellent transport links and a vibrant high street. This makes Gosberton Bank the perfect balance of rural tranquillity and easy access to local amenities and leisure.

## Spalding Golf Club

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.

## Property Postcode

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

## 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: E
Annual charge: No
Property construction: Barn conversion occurred in 1995, original barn dates back to roughly 1800s (refer to deeds)
Electricity supply: EDF
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Septic tank
Heating: Oil central heating
Heating features: No
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 and Double Garage
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: D63

## 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

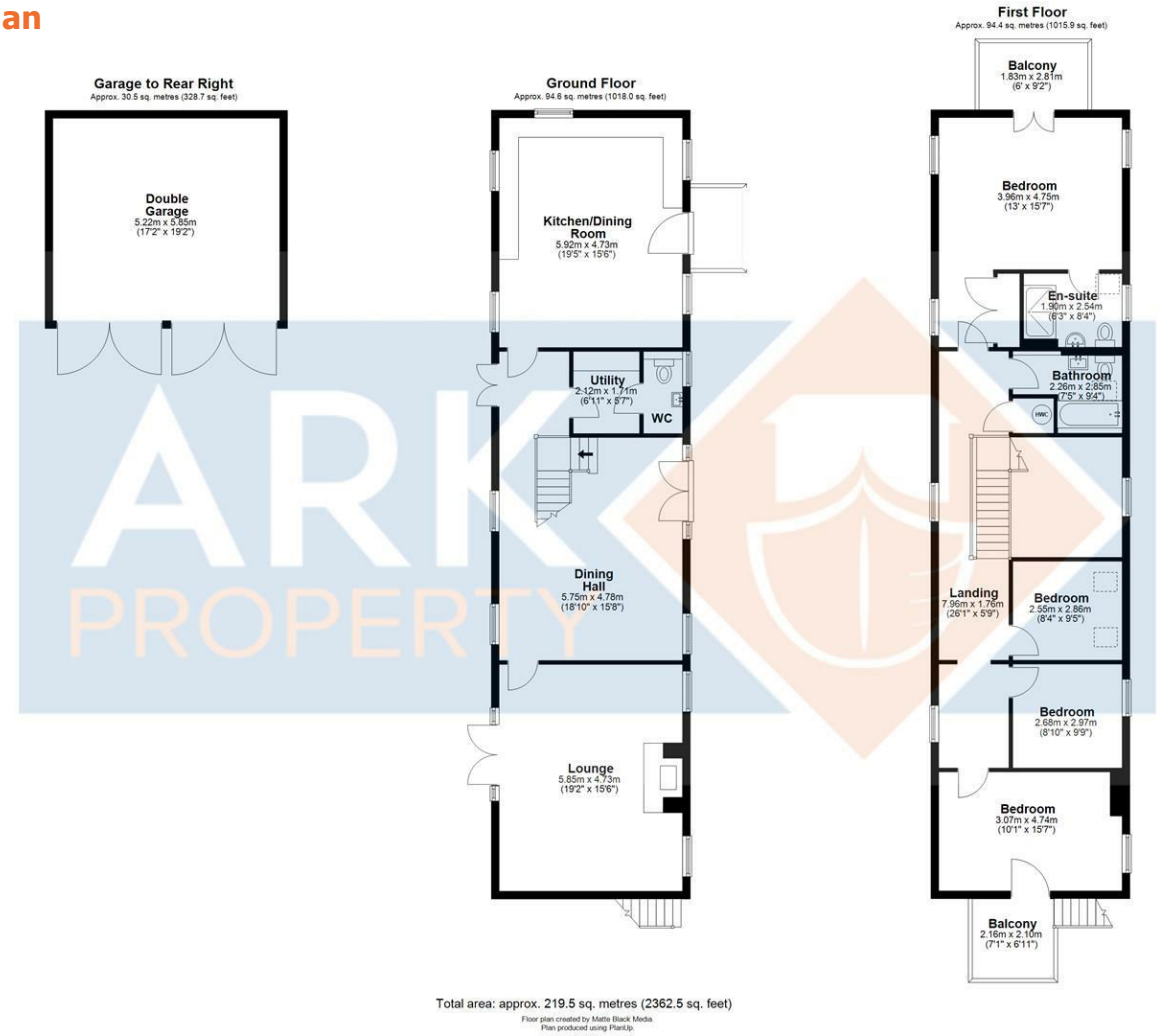
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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.



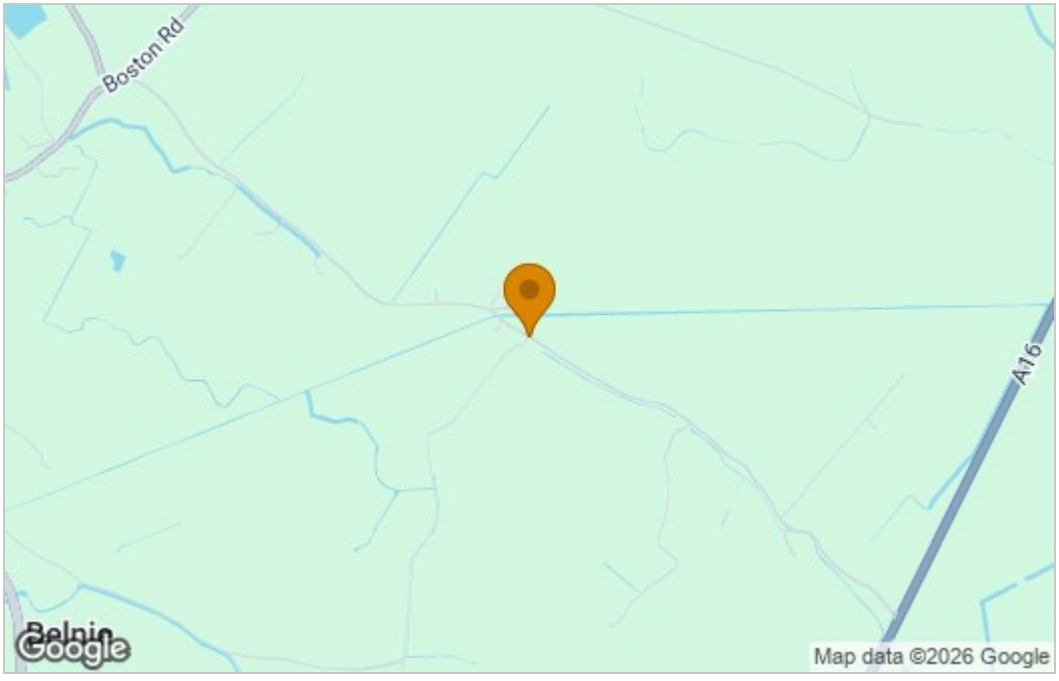




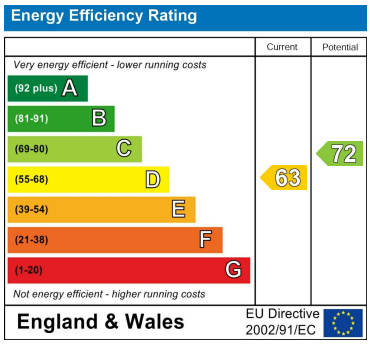
## Floor Plan

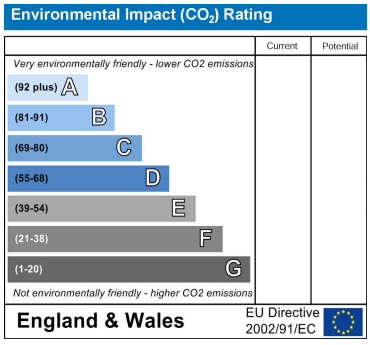



## Area Map




## Energy Efficiency Graph




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