



COMPASS COTTAGE THE RESERVOIR SPALDING, PE11 4DJ

**£220,000
FREEHOLD**

Charming south-facing riverside bungalow on a quiet private road, just two miles from Spalding. Featuring a 38ft mooring with quay on the River Glen and a mahogany launch included, the property offers access to the Inland Waterway system. Set in a private garden with river views, it includes a garage, workshop, and two car ports. With two bedrooms, a lounge/diner, and a conservatory, this non-standard construction home is for cash buyers only and offers excellent redevelopment potential (STPP).

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- South-facing riverside bungalow on private road
- 48ft mooring with quay on River Glen
- Mahogany launch included
- Access to Inland Waterway system
- Garage, workshop, and two car ports
- Private garden with river views
- Two bedrooms, lounge/diner, conservatory
- Cash buyers only – non-standard construction
- Redevelopment potential (STPP)
- Solar Panels



Summary

A Rare Riverside Opportunity in a Sought-After Location

Tucked away on a peaceful private road, this charming south-facing detached bungalow enjoys a prime position along the scenic River Glen. Just two miles from the bustling market town of Spalding—famous for its annual Flower Festival—and 20 miles from the cathedral city of Peterborough, the property combines a tranquil setting with excellent accessibility.

Set within a completely private garden, the home boasts an impressive 48ft mooring frontage complete with a quay, perfect for enjoying the river lifestyle. From here, you can navigate through the local sluice to connect with the Inland Waterway System via the River Welland and Boston Lock. Adding a touch of elegance, the sale includes a beautiful mahogany launch, ideal for leisurely trips to two nearby riverside pubs.

Accommodation includes:

Lounge/Diner (5.56m x 3.35m) – Open plan, sliding doors to the conservatory.

Conservatory (3.84m x 3.35m) – Double doors to the rear, multiple aspect windows.

Kitchen (2.11m x 5.51m) – Triple aspect windows, storage cupboard.

Bedroom 1 (3.30m x 2.62m) – Side window, storage cupboard.

Bedroom 2 (2.16m x 3.15m) – Front window, bi-fold door.

Bathroom (2.11m x 2.62m) – Front window.

Externally, there's a detached garage with an adjoining workshop, plus two car ports offering ample off-road parking.

Please note: This property is of non-standard construction and is therefore available to cash buyers only. Several neighbouring homes have been redeveloped into larger family residences, presenting an excellent opportunity to significantly increase value in this highly desirable setting.

Key Features:

Riverside bungalow with 48ft private mooring

Mahogany launch included in sale

Detached garage, workshop, and two car ports

Completely private garden with riverside quay

Chain free sale

Potential to redevelop (STPP)

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

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ADDITIONAL INFORMATION

Local Authority – South Holland

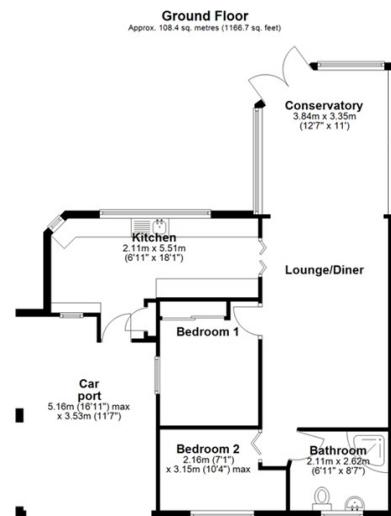
Council Tax – Band A

Viewings – By Appointment Only

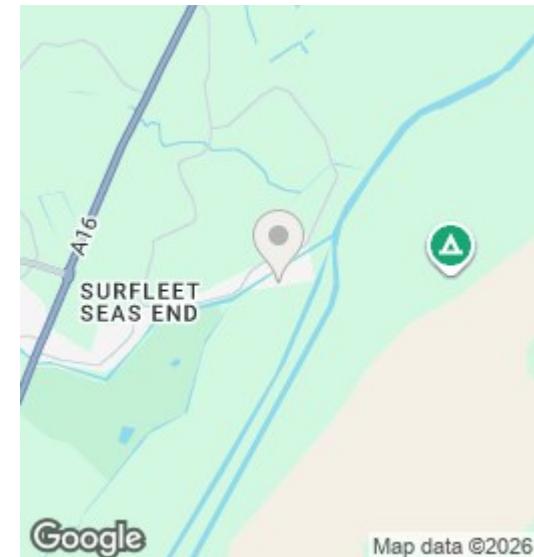
Floor Area – sq ft

Tenure – Freehold





Total area: approx. 108.4 sq. metres (1166.7 sq. feet)
Compass Cottage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	59
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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