

OLD ORCHARD HOUSE, FLEET





- Outstanding Example of a Traditionally-Styled, Gable-Fronted House
- Situated in a Delightful Fenland Village Location
- Exposed Timber Beams, Feature Brick Fireplace and Sealed-Unit Wooden Windows
- Flexible Accommodation with Reception Room, Dining Room and Study
- Four/Five Double Bedrooms with En-Suite Shower Room and Family Bathroom

- Double Garage, Ample Gravelled Off-Street Parking and Bespoke Conservatory/Garden Room
- Stylish Al Fresco Dining on Cobbled and Flagstoned Terrace
- Landscaped Gardens with Feature Pond, Fruit Trees and Lawns
- The Accommodation extends to approx. 2357 sq. ft.

“Pluck a fresh fruit from the bough of a tree
 And sit in the sun, relaxed and carefree
 Like the birds who bathe in the shallows of the pond
 In this heavenly garden, its fruit trees beyond.
 Created from orchards of apple, pear and plum
 It’s designed with great flair and quite some aplomb.
 Not a leaf, stem or blade seems out of place
 In this sheltered, private space.”

Twenty years ago in the conservation area of the village of Fleet, the current owners of Old Orchard House discovered it being built when the property was only a few bricks high. The lovely setting and ideal location suited them so well that after they had viewed the architect's impressive plans the deal was done and they had bought the house. As the name indicates, it was built on about half an acre of land once part of a very old orchard. There had been a little shack on the actual site in which an elderly lady had lived, surrounded by a huge number and variety of fruit trees. Within the garden today there are trees that date back a hundred years, some were lost due to their age but the current owners have added to these by planting more than twenty new trees. As the owner says, "It is a particularly leafy part of the village, which we like: it's so sheltered and the garden so private."

Brick by Brick

Not only is the garden a stunning feature of this property but the house itself has been beautifully designed with attractive external brick detailing, and attention to the internal layout and style paramount. With a traditional feel, great character has been created for a house of only twenty years. "We have ledged and braced timber doors, lots of solid beams, an internal brick arch as you enter with this theme echoed in the reception room with the open brick and inglenook fireplace," enthuses the owner. "It is an extremely light and spacious house as most of the rooms are a good size and dual aspect. The garden room or conservatory overlooks the south west facing garden and terrace, and originally had a plastic roof. This was too hot in the summer and not warm enough in winter so we changed it to a very well insulated tiled roof and now it makes a very pleasant room all year round. It has fitted natural-coloured blinds on all of the windows." The house exudes quality, homely style and comfort. It has been decorated in a neutral colour scheme using Dulux and Farrow & Ball paints, which enhances the old-style beams and the exposed brickwork. "Three of the rooms have Vanessa Arbuthnott blinds which will remain here when we leave," states the owner. "Another practical feature of this house is the amount of storage space we have. There are built-in wardrobes in all of the bedrooms, and there is a walk-in cupboard downstairs and another upstairs. The detached double garage has a steeply pitched roof with two hatches to a very large loft area above."

Sociable Spaces

With the garden room, the sitting room and the dining room all having French doors onto the paved and cobbled

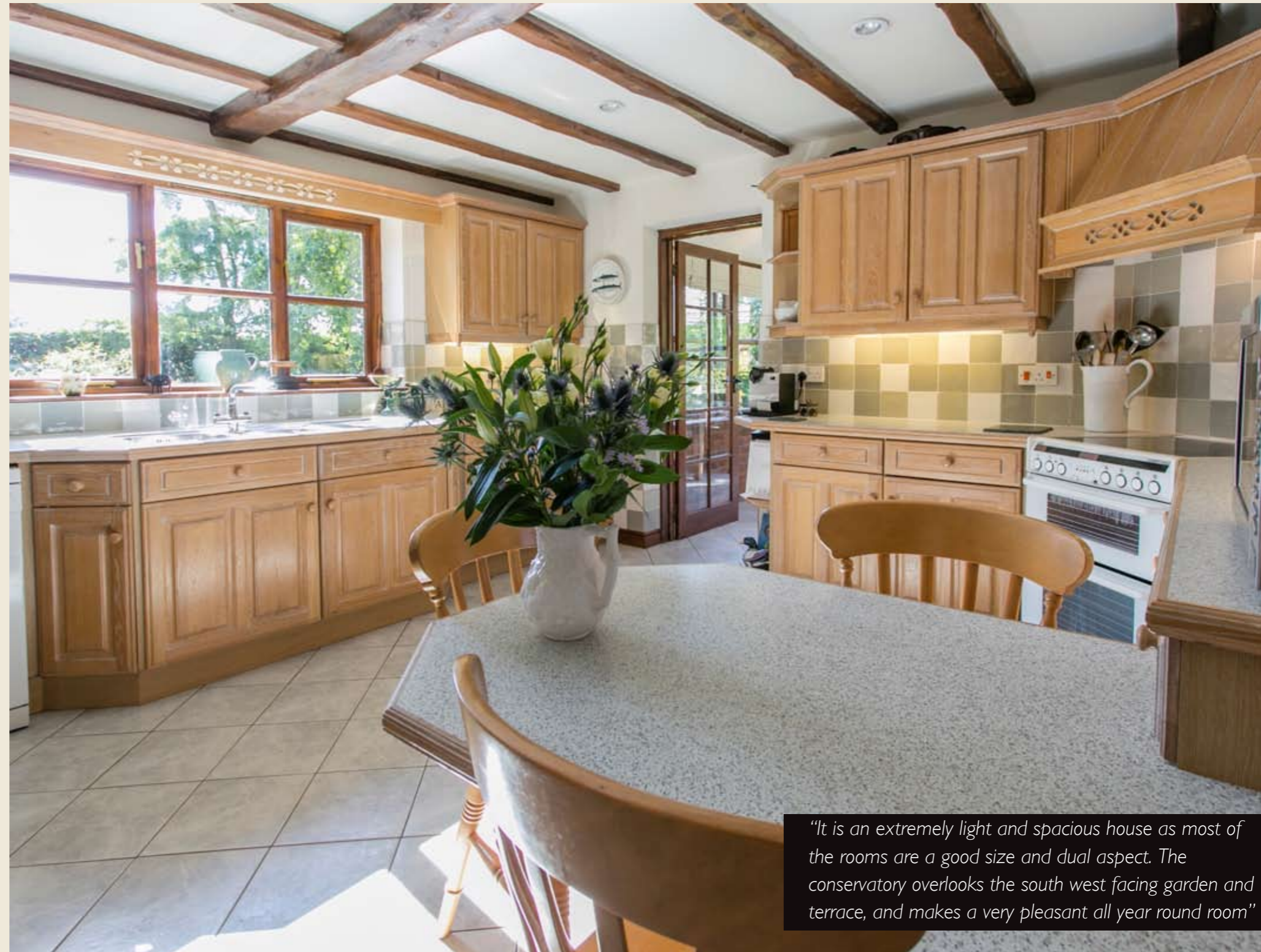
terrace and garden at the back, the house lends itself ideally for entertaining in the summer. "We've had lots of lovely summer barbeques here, with seating areas in shaded parts of the garden as well as on the suntrap terrace. Placing a table at the far end under the trees and beside a low beech hedge makes a nice focal point in the distance," continues the owner. "The house is wonderful at Christmas too as the dining room easily seats twelve, it's a big room and we have the tree in there too. There is so much space here it never feels overcrowded."

Designed with Flair

It is not a surprise to find that the owner of Old Orchard House is a professionally-trained garden designer. The garden has been beautifully thought out in its design and plantings and is maintained to an exceptionally high standard. It is a quiet tranquil place to sit and enjoy either outside or from within. The structure has been carefully considered to create an interesting garden in winter too. "You wouldn't necessarily realise it but it is a long triangular plot, it's fully enclosed by hedges, and features different parts. It's an all-seasons garden - I've tried to ensure there's always something interesting to look at whatever the time of year," she says. Naturally the fruit trees have a wonderful show of blossom in the spring followed in autumn by equally abundant crops. "The fruit trees include apples, plums, pears and quince, there's a herb garden, raised vegetable beds, and a wildlife pond which has a sloping pebble beach where hedgehogs and birds feed and water. We have a wonderful selection of birds frequenting the garden - sparrows, members of the tit family, goldfinches, both types of woodpecker, and owls."

Plum Position

The location is perfect for a young family with the primary school directly opposite. "It seems to be doing very well - it's had "Good" Ofsted ratings for the last two inspections," declares the owner. "We're in catchment for the state grammar secondary schools in Spalding too, with the school bus stopping round the corner outside the church, or there's the Holbeach Academy just down the road. There is a village shop and post office within walking distance; Holbeach is a five minute drive away, and Long Sutton not much further - they are our closest towns for supermarkets and everyday needs. The A17 is nearby giving good access to Norfolk and the coast, or westwards to the A1. To get to Peterborough from here we would drive across country where you can catch a direct train to London, it's normally door to door within two hours."



"It is an extremely light and spacious house as most of the rooms are a good size and dual aspect. The conservatory overlooks the south west facing garden and terrace, and makes a very pleasant all year round room"



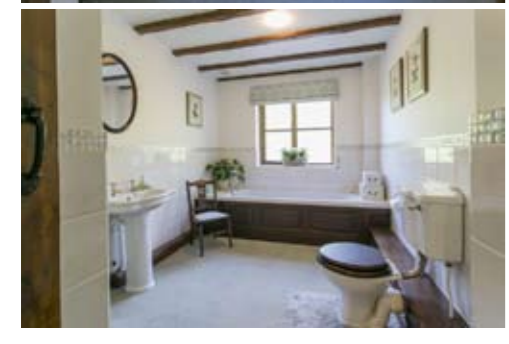


"Ledged and braced timber doors, lots of solid beams, an internal brick arch as you enter with this theme echoed in the reception room with the open brick and inglenook fireplace"





“Another marvellous feature of this house is the amount of storage space we have. There are built-in wardrobes in all of the bedrooms, and there is a walk-in cupboard downstairs and another upstairs”



“We will miss the garden when we leave, that and the characterful house. It’s a very quiet spot with lovely walks all around going in so many directions. There’s a proper footpath to Gedney from the village so it’s ideal for dog lovers.”

Accommodation

The property is entered through a timber door with glazed inserts on either side into a fully carpeted hallway with beamed ceiling and downlights. Through a brick arch the ledged and braced door on the left hand side leads into the...

Reception Room

Benefits from dual aspect – a sealed unit window overlooks the front garden and gravelled driveway and to the rear wall French doors with glazed inserts either side lead out onto the terrace area. Fully carpeted, exposed timber beamed ceiling, feature brick inglenook fireplace on a tiled base with a large timber beam above.

Returning into the hallway and past the entrance door, the ledged and braced door on the right hand side leads into the...

Storage Room

Exposed timber beams, sealed unit window, fully carpeted. Returning into the hallway, the next door to the right leads into...

Bedroom Four

Benefits from dual aspect with a window overlooking the gravelled driveway and a further window overlooking the side gardens. Fully carpeted, exposed timber beams, a door on the right hand side opens into the built-in wardrobe.

Returning into the hallway, a staircase with stained turned spindles and handrail on the right ascending to the first floor. Past the staircase the hallway continues to the right with exposed timber beamed ceiling and leading down to the rear of the property. Twin glazed doors on the left hand side lead into the...

Dining Room

Timber beamed ceiling, fully carpeted, French doors with glazed inserts either side lead out onto the patio terrace.

Returning into the hallway, you notice the under-stair storage on your right and a door next to it leads into the...

Study / Bedroom Five

Fully carpeted, exposed timber beams, a window overlooks the side of the property. Returning into the hallway, the next room is the...

Downstairs Bathroom

Obscure glazed window, fully carpeted, exposed timber beams, partly tiled walls to mid-level, mahogany stained panelled bath with hand shower attachment, pedestal wash hand basin with hot and cold taps, low level WC.

Returning into the hallway, a glazed door at the end leads into the...

Kitchen

A sealed unit window on the left hand side overlooks the patio terrace, fully tiled flooring, partly tiled walls to mid-level, exposed timber beams with downlights. A range of oak wall and base level units, stainless double steel sink with hot and cold mixer tap, free standing four-ring electric cooker with oven below, extractor fan above and breakfast bar fitted at the end of the unit.

The first door on the right hand side enters into the pantry and the second door leads into the...

Utility Room

A sealed unit window and a door with glazed inserts overlook and lead out to the side garden. Fully tiled flooring, ceiling beams, base level units, stainless steel sink with hot and cold mixer tap and drainer, Thermocon oil-fired boiler, space for washing machine.

Returning into the kitchen, the door at the far end leads into the...

Garden Room

Vaulted ceiling, panoramic view to the manicured garden and French doors lead out onto the garden. Tiled flooring, dwarf brick walls and exposed brick rear wall with two Velux skylights above, large cross beam with suspended feature lighting.

Returning into the hallway and up the staircase to the first floor landing which has exposed timber beamed ceiling. The bedroom on the left hand side at the far end is...

Bedroom Two

Benefits from dual aspect – a sealed unit window overlooks the front garden and a further sealed unit window to the rear wall overlooks the rear garden. Fully carpeted, exposed timber beams, through a panelled door on the left hand corner is a fully carpeted wardrobe.

Returning onto the landing, a window on the left hand side overlooks the rear gardens. The first door to the right leads into the walk-in cupboard and the next door opens into the airing cupboard.

Continuing and passing the stairs, the room on the left hand side leads into the...

Master Bedroom

Fully carpeted room with exposed timber beamed ceiling and dual aspect, a Velux window on the right hand side and a sealed unit window to the left. Behind the door on the left hand side is a fitted wardrobe and the door to the right leads into the...

En-Suite Shower Room

Velux window, exposed timber beams, tiled walls to mid-level, walk-in shower cubicle, pedestal wash hand basin with hot and cold mixer tap and mirror above, low level WC.

Returning onto the landing, the door on the left hand side leads into the...

Family Bathroom

Velux window, exposed timber beams, tiled walls to mid-level, panelled bath with shower attachment, screen, wash hand basin fitted in a vanity unit, low level WC.

Returning onto the landing the bedroom at the far end is...



“The fruit trees include apples, plums, pears and quince. There’s a herb garden, raised vegetable beds, and a wildlife pond which has a sloping pebble beach where hedgehogs and birds feed and water”



Bedroom Three

A window overlooks the front of the property and a further velux window overlooks the side garden. Fully carpeted, exposed timber beams, a fitted wardrobe on the left hand side.

Outside and gardens

The property is approached down a gravelled driveway with privet hedging running along to the left and further foliage and shrubbery on the right hand side. Low brick walls run on either side of the driveway with a raised lawn surrounded by a weeping willow and further trees beyond on your left.

At the end of the gravelled driveway to the left is a double garage with gabled front; to the right is a variety of shrubs and a decorative trellis hides the oil tank.

Old Orchard House is of red brick under a pantile roof with two gables at the front. The front elevation is covered by decorative clipped foliage. There is a large flagstoned area outside the entrance door and it continues into a walkway which wraps around the house on the right hand side. Through a garden gate to the side of the property, the flagstone walkway leads you to the rear of the property while you pass the utility door. The side of the property has clipped wall foliage and it also has a water supply. Through a further garden gate you enter into the rear garden.

On the left hand side the cobblestone walkway wraps around the garden room and leads onto the patio terrace which has access from the dining room and reception room. The rear wall of the property is also decorated with clipped foliage. From the other side of the terrace the walkway wraps around and leads back to the garage.

This stunning landscaped rear garden is V-shaped and is divided into different areas.

To the right high hedging with lower beech hedging in front borders the garden and to the left flower beds curve around in front of a variety of shrubs and trees. The garden is mainly laid to lawn with an ornamental wild life pond on one side.

The middle section of the garden has a variety of different trees and shrubs and the furthest section has a feature raised vegetable garden surrounded by fruit trees, hedges and a hidden compost area.

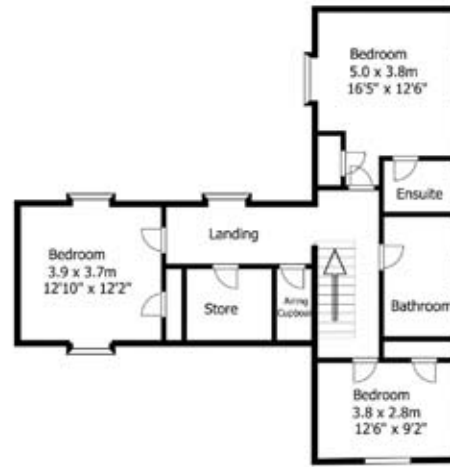
On The Doorstep

Fleet is a historic village in the South Holland district of Lincolnshire. It lies on Delph Bank, 3 miles south-east from Holbeach. The Grade I listed Anglican Church of St Mary Magdalene and its detached 120 feet Tower dates from the late 12th century. Among ancient fenland settlements reclaimed from the Wash in south Lincolnshire, Fleet encompasses Fleet Hargate Village which is offering a variety of amenities including a post office and shop, two public houses, a day nursery, and a farm shop with garden centre and tea room.

FLOOR PLANS

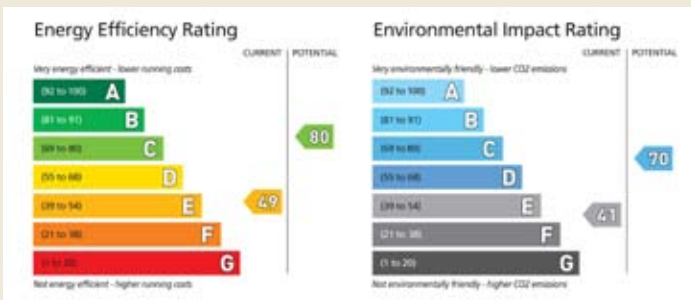


Ground Floor Area 135sq m / 1450 sq ft
Total Floor Area 211sq m / 2266 sq ft



First Floor Area 76sq m / 816 sq ft

ENERGY GRAPHS



ADDITIONAL INFORMATION

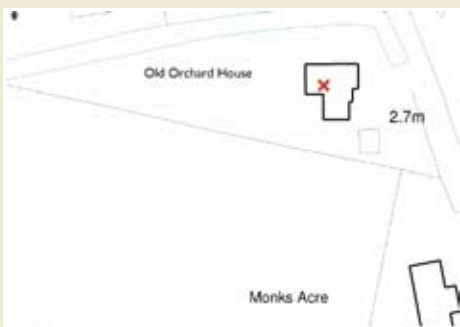
LOCAL AUTHORITY South Holland District Council

AGENTS NOTES Main Water, Electricity and Oil-Fired Heating

The floor plans are for illustrative purposes only. All measurements walls doors window fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. © Unauthorised reproduction prohibited.

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LOCATION



Postcode for satellite navigation PE12 8NN

Direction

From King's Lynn take the A47 westbound towards Peterborough. Cross the River Great Ouse and at the major roundabout take the second exit onto the A17, signposted Sleaford. Continue on the A17 for approximately 10 miles and cross the River Nene at Sutton Bridge. Remain on the A17 and after crossing the fourth roundabout turn left into

Fleet Hargate and then right onto Old Main Road. After a few hundred yards turn left onto Eastgate which continues onto Hall Gate. At St Mary Magdalene Church turn right and then right again. Old Orchard House will be found on your left.

How Far Is It To...

Fleet is 3 miles east of Holbeach and 3 miles west

of Long Sutton, both of which offer excellent amenities including a doctors', dentists, public houses, supermarkets, hairdressers plus many more. The historic market town of Spalding lies 9 miles west, whilst 15 miles to the east you will find the hanseatic port of King's Lynn with direct rail links to London King's Cross. From here you can reach the beautiful North Norfolk Coast.

To arrange a viewing of this property please contact

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