



Spinney Lodge Dowsdale Bank

Crowland PE6 0NF

£675,000

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Located down a quiet country lane, Spinney Lodge is the ideal equestrian property for those who wish to stable and graze horses on their own premises. With easy access to Crowland, Peterborough and Spalding the property has approx THREE ACRES of paddock alongside open countryside, approx one third acre paddock and just under HALF ACRE formal gardens. Along with this is a large storage barn with a tack room and stalls.

The accommodation has a combination of Solar Panels, 'Electric Airsource' heating and comprises; Entrance Hall, Lounge with a wood burner feature, separate Dining Room and fitted Kitchen Breakfast Room. There is a Boot/Utility Room, Study and conveniently located Cloakroom w.c.

The first floor Landing leads to a main Bedroom with an Ensuite, two further double Bedrooms and a spacious family Bathroom.

There is ample parking, access for horseboxes and larger vehicles with a double Garage with a Annex above.

Viewing of this substantial and rarely available type of property is strongly recommended.

Tenure Freehold
Council Tax A





Entrance Hall
Stairs to first floor with storage below, doors to
Lounge
20'1" x 13'8" (6.13m x 4.19m)
Wood burner feature, French doors to the rear
Garden

Dining Room
13'9" x 12'10" (4.20m x 3.92m)

Kitchen Breakfast Room
13'4" x 12'2" (4.07m x 3.71m)
Fitted with a range of base and eye level kitchen
units, fitted electric oven and hob.

Boot Room/Utility Room
12'8" x 6'4" (3.88m x 1.94m)
Door to side porch area

Study
8'1" x 6'7" (2.48m x 2.03m)

Cloakroom

Landing
Doors to

Bedroom 1
13'6" x 11'7" (4.13m x 3.55m)
Numerous storage cupboards, door to

Ensuite
9'9" x 5'8" (2.99m x 1.74m)

Bedroom 2
12'1" x 10'7" (3.70m x 3.24m)
Numerous storage cupboards

Bedroom 3
10'1" x 9'10" (3.09m x 3.00m)
Numerous storage cupboards

Family Bathroom
Four piece Bathroom Suite

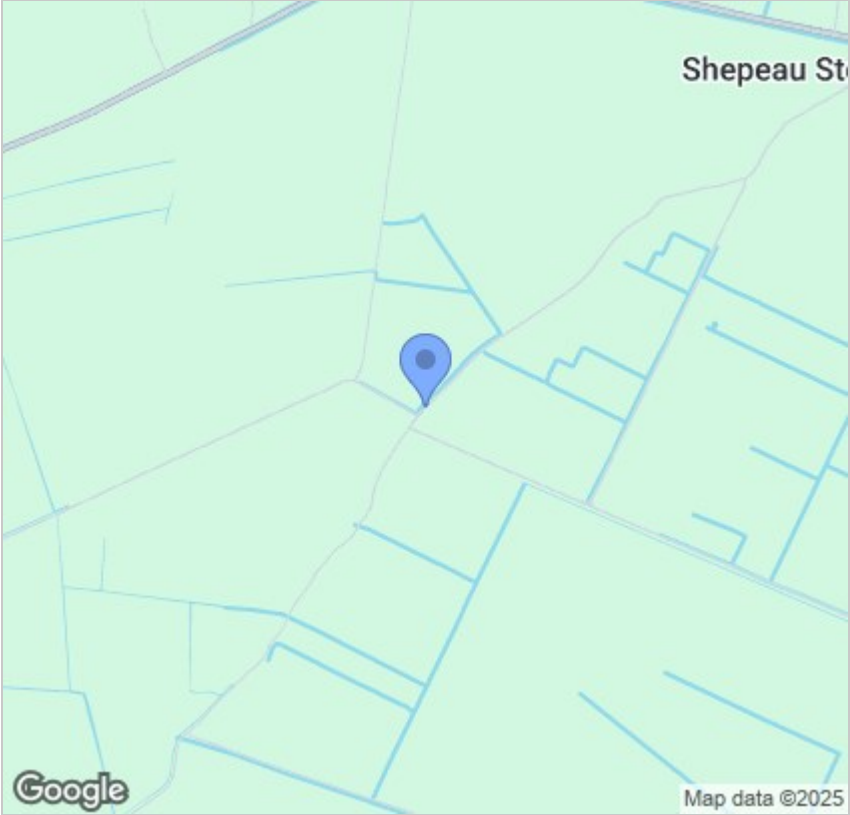
Outside
To the front of the property is a gravelled drive and
parking area with access to the rear and sides of
the property, there is a double garage with twin
roller doors and a self contained annex to the first
floor with a shower room and kitchenette. The roof
of the garage/annex has solar panels fitted. There
is access for larger vehicles via a five bar gate
leading to the large modern barn measuring
11.5m max x 10.8m with a tack room and hay
store/horse stalls measuring 10.8m x 8.29m. The
paddock overlooks open countryside and has a
horse shelter. The formal gardens are laid to lawn
with mature trees and back onto fields. Note.
There may be the possibility to purchase more
land to the rear of the property.



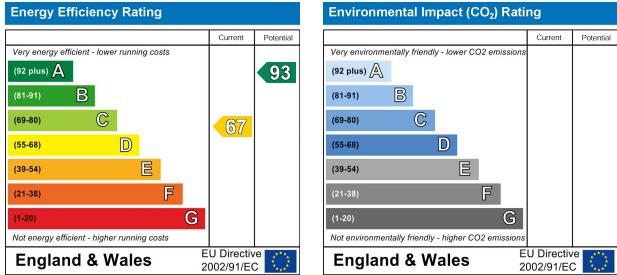
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.



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