



Crown Lodge
PE12 9ND

BROWN & CO



Crown Lodge, PE12 9ND

Beautifully appointed family home for rural living with easy access to London

Extensive accommodation for multi generation living

Seven bedrooms

Two bathrooms

3578 Sq ft of space over two floors

Local to Long Sutton

Mature gardens



INTRODUCTION

Crown Lodge is a country house, with period gardens, grounds and a large barn with separate entrance. It retains its 1883 cornerstone and used to belong to the Crown. The house is a charming country home that is large but cosy and intimate in equal measure. It retains period fireplaces, high ceilings and wooden floors. Nestled equal distance between Long Sutton 3.2 m and Gedney Drove End 2.3m it offers the best in country living, whilst providing all a family would seek and easy access to London.

LOCATION

Long Sutton a thriving market town offers a beautiful parish church , primary school, several hairdressers, 4 pubs, chemist, Drs surgery, dentist, hardware store, dominos Pizza, supermarket, library, vet, pet shop, coffee shops and many community groups. Dominos, Indian & Chinese takeaways are all delivered to Crown Lodge. There are many sports facilities, 2 golf clubs, one with a swimming pool, a tennis club, gymnastics club, clay & target shooting & a running club. Outstanding Boys/Girls grammar schools & an Academy school are at Spalding /school bus service. Stamford & Wisbech offer private schools. A scenic country drive will deliver you to Peterborough Station in 40-48 mins and then 40/45 mins to Kings Cross .

INSIDE

The house is a large country residence offering 3578sqft of space over two floors. The stained glass front door leads you into a spacious hall with wooden floors and original wooden doors. The drawing room is a substantial room with a working open marble fireplace and opposite is the formal dining room and music room. The family kitchen & breakfast room with maple floor, oak worktops , 5 oven Aga is definitely the jewel in the “Crown” for family life and entertaining. A superb second kitchen /boot room offers all utility amenities , ideal for all country life, animals, & country pursuits. A snug/library is the perfect addition for film nights and is complimented by a study with built in shelves and cupboards and a further study/gym room for winter exercise. Two walk in cloakrooms and a downstairs loo& sink lead you to the foot of the beautiful staircase. Upstairs has seven double bedrooms and two full bathrooms., the master has a beautiful period fireplace and high ceiling, and all have views over the period gardens that surround the property on all sides. Crown Lodge is south facing and benefits from 16 owned solar panels. Truly the jewel in the South Lincolnshire/ Norfolk border Crown.

OUTSIDE

Crown Lodge is located 3.2 miles from Long Sutton on a no through road with only 3 country properties approximately ¼ mile away. Concealed in its own completely private ,established grounds and period gardens , it offers a rural retreat, ideal for

events & family parties. Oak, willow, spruce, magnolia and sycamore trees accompany v old pear, apple , fig and cherry trees , currant bushes and a very old grapevine with amazing spring blossoms. The period terrace is lit at night , with fire pit and no light pollution for star gazing. There are 3 raised vegetable beds, a wooden greenhouse and large chicken house and run. There are 3 large lawns and a wisteria walk takes you down to another farm gate and the large barnyard. The barn has two large vaulted rooms with many original wooden beams has been rewired and is used as a film studio with two additional store rooms. Security lighting , pillars and secure wooden gates grace the entrance, There is parking for numerous vehicles.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECK

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Blackburn Road, Long Sutton, PE12

Approximate Area = 3578 sq ft / 332.3 sq m
 Outbuildings = 1792 sq ft / 166.4 sq m
 Total = 5370 sq ft / 498.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Brown & Co. REF: 1174624

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