



- Modern and Versatile Detached Four/Five Bedroom Lifestyle Property
- Integral One Bedroom Annexe, Set Over Two Floors with Lift Access
  - Separate Home Office and Detached Garage/Workshop
    - Lovely Open Views to the Rear and Side
- Set in Just Over 0.75 Acre of Gardens and Grounds

## GENERAL AND SITUATION

Approximate Distances:

Gedney Hill 1 mile • Holbeach 9 miles • Wisbech 20 miles  
Spalding 14 miles • Peterborough 15.5 miles

A versatile four/five bedroom lifestyle property, set in just over ¾ acre of gardens and grounds with an integral one bedroom annexe, separate home office and lovely views.

The property has been much improved in recent months by the current vendors, and offers extremely flexible accommodation, including the opportunity for multi-generational living, having a generous integral one bedroom annexe, which is set over two floors with a lift, and could be fully separated off from the main accommodation, if desired.

Externally the generous grounds are well-kept with ample space for parking including room for caravan/trailer etc. There is a comfortable timber home office with woodburner, and large detached garage / workshop. There are lovely rural views out across the farmland to the side and rear. The property is now offered for sale as the vendors are wishing to down-size.

Holbeach Drove has a garage/general store and a church, whilst the nearby village of Gedney Hill has a Post Office, general store and primary school. The market towns of Holbeach, Wisbech and Spalding are easily accessible by car and offer a broad range of facilities and amenities. Peterborough offers a fast train link to London Kings Cross station.

## THE RESIDENCE

A modern detached house benefitting from double glazing and oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

A front door leads into an **Entrance Hallway** with stairs rising to the **First Floor** and tiled flooring. To the left, double doors lead through to the annexe area, whilst to the right, the **Lounge** has a lovely bay window to the front, further windows to the side, tiled flooring and a feature fireplace with a multi-fuel burner, set on a granite hearth with wooden mantle. Double doors lead through to the **Dining Room** with a continuation of the tiled flooring from the **Lounge**, a window to the rear over-looking the garden and double doors out to the side **Patio Area**. A further door leads back to the **Entrance Hallway**, and a **Cloakroom** with a wash hand basin in vanity, extractor and WC.

The **Kitchen/Breakfast Room** has been recently re-fitted with a range of modern grey base units with granite effect worksurfaces. There is a Cannon dual-fuel range cooker with extractor over, integral dishwasher, single drainer sink with mixer tap, tiled splashbacks and a tiled floor.

Off the **Kitchen** is a **Rear Entrance/Utility** which has plumbing for washing machine, space for tumble dryer, a door to outside, tiled flooring and a cupboard housing the central heating boiler. A further internal door leads through to the **Annexe Accommodation**.

To the **First Floor** a **Central Landing** with an airing cupboard and leads to the **Main Bedroom** which has an **Entrance Lobby** with useful storage, a door to the **Ensuite** with wash hand basin, WC, extractor and shower cubicle, and a door to the bedroom area, which has dual aspect windows.

There are **Three Further Bedrooms** all with windows looking out on the lovely rear views and a **Family Bathroom** recently re-fitted, with a spa bath with shower over and screen, WC, wash hand basin on free-standing unit, heated towel rail and tiled walls and floor.





From the **Landing** in the main house, a door gives access to the **Annexe Bedroom**.

### INTEGRAL ANNEXE

Part of the **Main House** is currently separated off to provide integral one bedroom annexe accommodation. In the Agent's opinion there is scope to easily further divide these rooms, to create a more private secondary accommodation, or alternatively to incorporate the rooms into the main accommodation, if no annexe is required.

From the **Utility Room** a door leads through to the **Annexe Kitchen**, which is fitted with a range of wall and base units with granite effect worksurfaces. There is a single drainer sink with mixer tap, space for a fridge, tiled splashback and tiled flooring.

There is an **Inner Lobby** with a tiled floor. This leads to the **Wet Room** which has a shower, WC, wash hand basin, tiled walls and floor and a heated towel rail, and a **Snug** with tiled flooring and a lift to the first floor rooms. Also off the **Inner Hallway** is the **Lounge/Dining Room** which has tiled flooring and double doors to the **Entrance Hall** of the main house.

To the **First Floor** the spacious **Annexe Bedroom** is accessed via lift from downstairs, but also has a door through to the **Landing** of the **Main House**. There are two windows to the front.



### OUTSIDE, OUTBUILDINGS & LAND

From the road, wrought iron gates open onto a private gravel driveway which sweeps round to the left of the house and provides ample parking for a number of vehicles, including space for a trailer, caravan, motorhome etc. if required.

A **Detached Workshop/Garage** c. 9.77m x 6.48m (32' x 12'3) has double doors to the front and benefits from light and power. There is an inspection pit.

The pleasant formal **Gardens** are of a generous size and wrap around all sides of the house. They are very well kept, with a wide variety of flowers, shrubs and trees, and areas that are laid to lawn, as well as an attractive water feature, a **Greenhouse** and a **Patio Entertaining Area**, covered by a wooden **Pergola**.

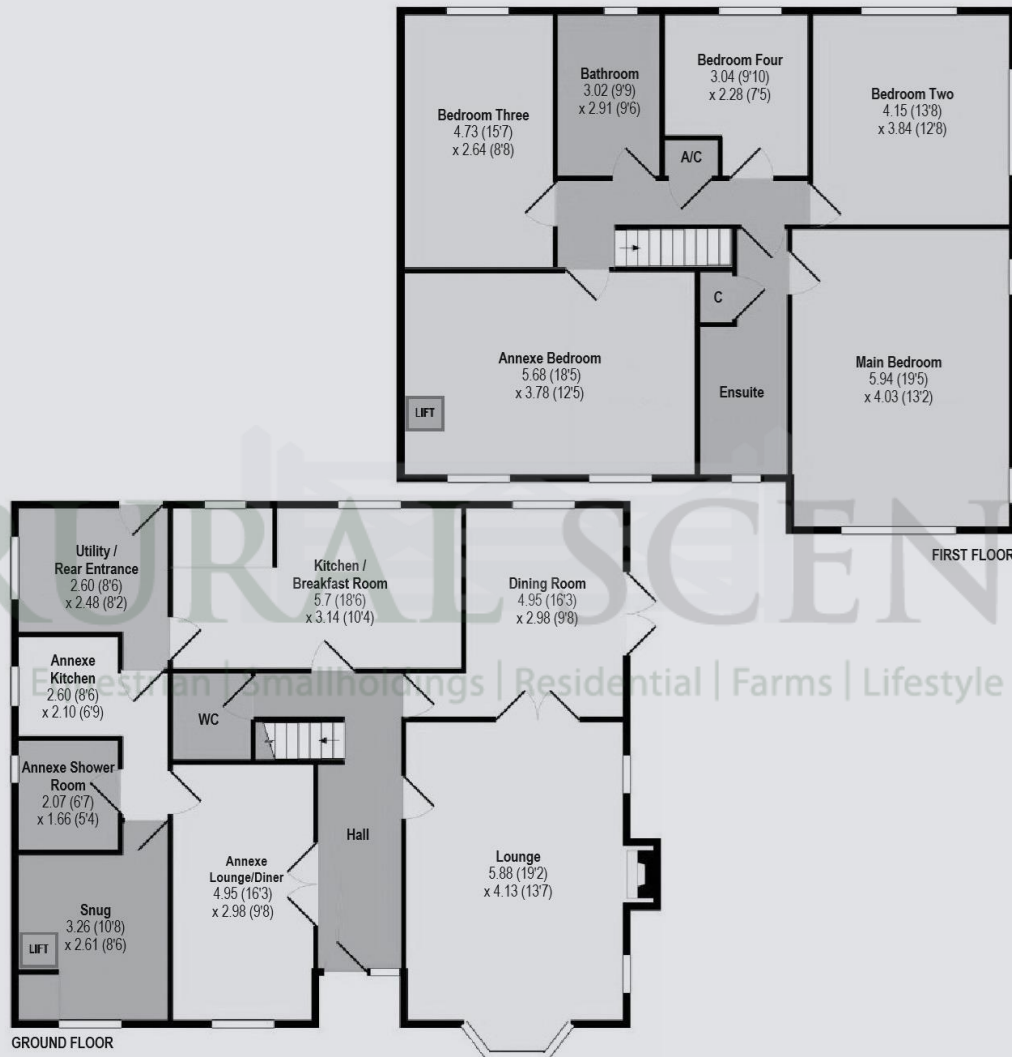
Within the gardens there is a **Timber Home Office** c. 5m x 5m (16'5 x 16'5) with a decked seating area to the front. There is a power and light supply and a woodburning stove.



IN ALL APPROX. 0.75 ACRE  
(About 0.3 Hectare)



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## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

SOUTH HOLLAND DISTRICT COUNCIL

## SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX D

## DIRECTIONS

From Holbeach follow Fen Road and continue through the village of Holbeach St Johns, into Holbeach Drove. At the bend, turn left onto Drove Road and the driveway will then be found on the right-hand side, identified by our For Sale board.

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NB The current vendors rent an area of adjoining grazing land for keeping their own horse. Prospective purchasers would need to make their own enquiries as to whether this agreement could be continued.



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