



- Spacious Detached Four Bedroom Family Home
  - Excellent Smallholding or Equestrian Potential
- Set in Approx. 9.6 Acres • Superb Modern Agricultural Barn
  - Rural Location with Quiet Hacking
  - Good Access to Road Networks





## GENERAL AND SITUATION

Approximate Distances:  
Shepeau Stow 2.5 miles • Gedney Hill 4 miles • Crowland 7.5 miles  
Spalding 10 miles Peterborough 16 miles • Close Proximity to A1

A spacious detached four bedroom family home, set in approx. 9.6 acres with a modern agricultural barn, ideal for smallholding or equestrian use, in a rural yet accessible location.

The property is very well presented and has been much improved by the current owners, offering flexible accommodation that could be adapted for multi-generational living or home working space. Surrounded by arable land, it is currently utilised for the keeping of a variety of livestock, having a superb, modern agricultural barn, but would equally be suited to equestrian use.

The nearest village is Shepeau Stow. Nearby Whaplode Drove has a village shop and Post Office, whilst Crowland is the nearest town and offers a range of facilities including schooling. Spalding is just ten miles away and offers the major facilities and amenities you would expect from a larger town.

## THE RESIDENCE

A well presented, four bedroom detached property with uPVC 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 Porch** with tiled flooring, and on into an **Entrance Hallway** which has stairs rising to the first floor and parquet flooring. To the left there is a **Dining Room** with parquet flooring, and a **Downstairs Shower Room** with a large shower cubicle, wash hand basin, WC, tiled walls and flooring and a heated towel rail.

The **Kitchen** is light and airy and is fitted with a range of wall and base units with wooden worksurfaces, an island unit with double butler sink and mixer tap and an integrated dishwasher. There is an Everhot range cooker (available by separate negotiation) with two extractors over, integrated Lamona microwave, wine fridge and fridge. Parquet style flooring continues through to a **Family Room** which has double doors to the **Rear Garden** and a logburner set on a granite hearth with a wooden mantle.

Double doors lead through to a comfortable **Living Room**, which has another logburner, set on a granite hearth, parquet flooring and double doors out to a **Conservatory**, which is of brick and uPVC construction and has tiled flooring.

A door from the **Kitchen** leads to a **Utility Room** which has a range of fitted units with worksurfaces, sink with mixer tap, plumbing for a washing machine, an integral tumble dryer, fridge and freezer, tiled flooring and a **Pantry** with fitted shelving. There are external doors to the front and back gardens and a door to a large adjoining **Boot/Boiler Room** that houses the oil-fired boiler, with a radiator and useful storage for coats and footwear.

To the **First Floor** the **Landing** has a fitted **Linen Cupboard** and gives access to **Four Bedrooms**, the largest of which has a good range of fitted wardrobes.

The **Family Bathroom** comprises a WC, wash hand basin, free-standing roll top bath and shower cubicle, with tiled walls and two heated towel rails.

Nb. There are some sloping ceilings to the **First Floor**.







## OUTSIDE, OUTBUILDINGS & LAND

An in and out gravel driveway to the front of the property has a variety of trees and shrubs. A path to the side gives access to the rear of the house.

To the side of the house there is an oil tank and **Dog Kennels**.

The **Gardens** directly to the rear are designed to be low maintenance with gravel surfaces, an **Ornamental Pond** and a selection of establish flower borders and shrubs. There is a useful timber **Summerhouse/Games Room**.

To the side of the house there is an **Orchard Area** which offers a high degree of privacy, with a range of fruit trees and lawned gardens, ideal for a children's play area,.

There are a range of outbuilding which include the following:

**Large Agricultural Barn** which benefits from power, light and water, and has an animal grade concrete floor.

**Chiller Unit / Freezer Room**

**Various Goat Sheds and Enclosures**

**Caravan**

**Lorry Back Unit**



A pathway leads out to the **Land**, which is mainly level grazing pasture, with a mixture of hedging and fenced boundaries.

There is a separate wide gated access from the road leading on to the land.

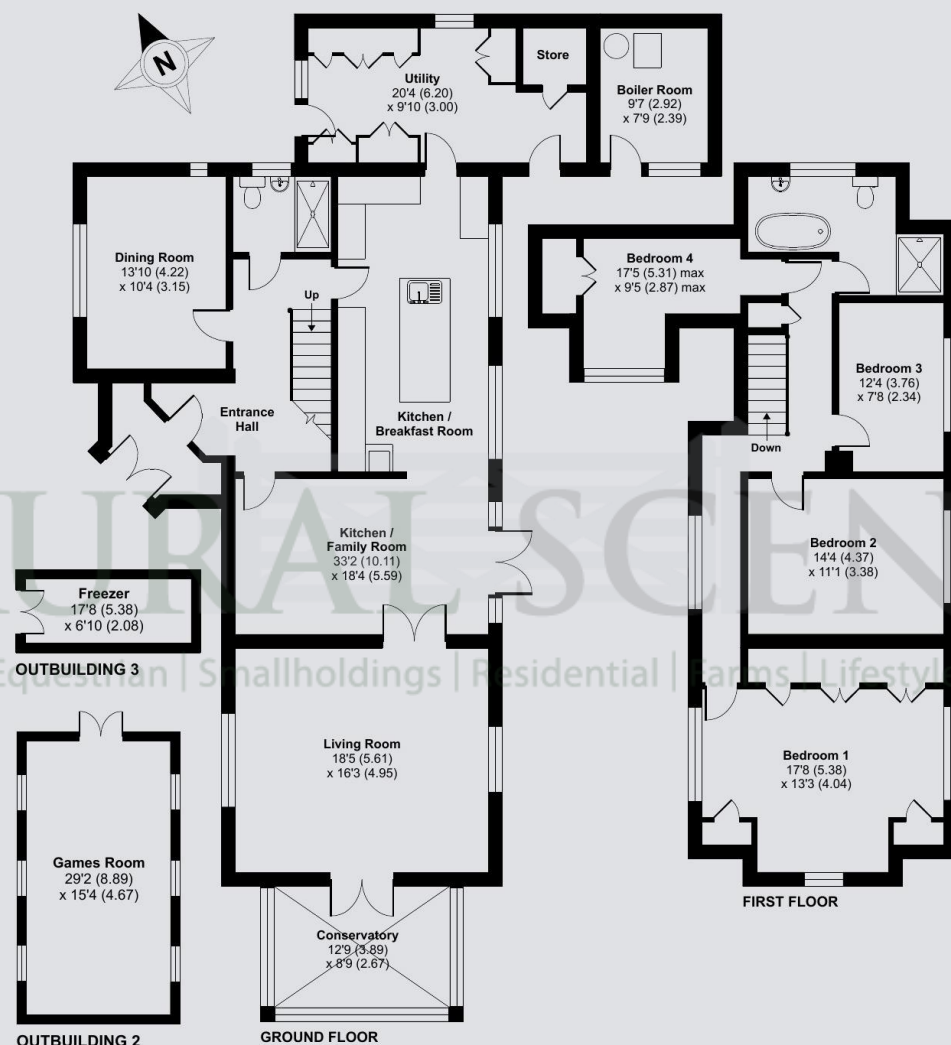


**IN ALL APPROX. 9.6 ACRES**  
(About 3.9 Hectares)



**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle

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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 (septic tank), OIL-FIRED CENTRAL HEATING, TELEPHONE and HIGH SPEED BROADBAND (connected and available subject to normal transfer regulations)

**TENURE** Freehold

**ENERGY RATING** E

**COUNCIL TAX** C

**DIRECTIONS**

From Crowland head towards Wisbech on the B1166 and continue through Shepaeu Stow. Head east on Hulls Drove, then turn left onto Back Bank and continue onto Green Bank, then Eaugate Road. After approx. 0.5 mile continue onto Gull Bank and the property will be found after approx. 0.5 mile, on the right-hand side. There is no For Sale board, but the property does have its own signage.

what3words ///toward.coconuts.flanks

# RURAL SCENE

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited **HOLLAND BRIDGE LODGE** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

