



**Cherry Tree House Cherry Tree Lane, Holbeach Spalding PE12 7PX**

**welcome to**

**Cherry Tree House Cherry Tree Lane, Holbeach Spalding**

Character four bedroom detached farmhouse with adjoining self-contained annexe, PROPERTY PLOT OF APPROX 0.75 ACRES PLUS 2.5 ACRES OF WOODLAND. Three large reception rooms, kitchen & utility. Family bathroom, TWO EN-SUITES & SHOWER ROOM TO ANNEXE. Ample off road parking & DETACHED DOUBLE GARAGE



## Entrance Hall

Upon entering the Entrance Hall features a built-in cupboard, tiled flooring, and a staircase leading to the first floor.

## Lounge

13' 10" x 13' 10" ( 4.22m x 4.22m )

The Lounge is a bright and inviting space, boasting a feature fireplace with a gas fire and bay windows to both the front and side, allowing for plenty of natural light.

## Kitchen

15' 3" x 13' 11" ( 4.65m x 4.24m )

The Kitchen is well-equipped with a range of wall and base units, a one-and-a-half bowl sink, an integrated double solid fuel Aga, an electric oven, a four-ring gas hob, extractor fan and traditional serving hatch to the Dining Room. The tiled flooring adds both style and practicality.

## Dining Room

13' 11" x 13' 11" ( 4.24m x 4.24m )

The Dining Room features a large bay window with a window seat, offering picturesque views of the front lawn. Bespoke wooden French doors open to an inviting patio area, ideal for outdoor gatherings. The room is further enhanced by elegant wood flooring and an open fireplace with a marble surround, adding warmth and sophistication to the space.

## Utility Room

7' x 8' 11" ( 2.13m x 2.72m )

Adjacent to the kitchen, the Utility Room provides additional storage and workspace, with a single bowl stainless steel sink, space for a washing machine and tumble dryer, and a wall-mounted gas boiler. The tiled flooring continues, ensuring durability and easy maintenance.

## Rear Entrance

The Rear Entrance is open to the utility room and offers access to the Annexe Lounge and the Main Hall.

## Study

15' 5" Max x 11' 8" Max ( 4.70m Max x 3.56m Max )

A versatile Study provides an ideal home office or additional living space, featuring French doors to the garden and an internal door connecting to the Annexe.

## Bedroom 1

14' x 13' 11" ( 4.27m x 4.24m )

The Master Bedroom a generous sized room, features large windows to the front and side, further complemented by a built-in double wardrobe.

## Bedroom 2

14' Max x 14' Max ( 4.27m Max x 4.27m Max )

Bedroom Two is another spacious room, also featuring a built-in wardrobe for ample storage.

## Ensuite

4' 5" x 8' 4" ( 1.35m x 2.54m )

The En-suite Bathroom is fitted with a shower cubicle with a thermostat shower, a low-level WC, and an inset sink. Additional features include a heated towel rail, an extractor fan, and a shaving point.

## Bedroom 3

12' 9" x 10' 3" ( 3.89m x 3.12m )

Bedroom 3.:This spacious bedroom includes an en-suite bathroom.

## Ensuite

6' 4" x 8' 4" ( 1.93m x 2.54m )

The Ensuite is equipped with a shower cubicle featuring an electric shower, a low-level WC, and a pedestal wash hand basin. The en-suite also includes an extractor fan and a heated towel rail for added comfort.

## Bedroom 4

10' 1" x 7' 11" ( 3.07m x 2.41m )

Bedroom 4: A cozy bedroom with ample space for furnishings and natural light.

## Bathroom

11' x 11' 4" Max ( 3.35m x 3.45m Max )

Bathroom: This family bathroom features a bath with a shower attachment and an electric shower overhead. It includes a low-level WC, a pedestal wash hand basin, a built-in airing cupboard with a hot water tank, an extractor fan, a heated towel rail, and a shaving point.

## Detached Double Garage

23' 4" x 21' 11" ( 7.11m x 6.68m )

Detached Double Garage:This expansive garage features one up-and-over door and one electric door, with power and light available inside.

## Outside

Outside: The property is set back from the road via a gravel driveway, offering off-road parking for several cars. The front garden features a lawn with mature shrubs and plants, while the rear garden is enclosed with hedging. The wrap-around lawn includes mature trees and shrubs, as well as a patio seating area. Additionally, the property benefits from 2.5 acres (subject to survey) of private woodland situated to the front of the property on the opposite side of Cherry Tree Road.

## Annexe Lounge

12' 9" x 11' 3" ( 3.89m x 3.43m )

Lounge: Includes stairs leading to the bedroom, a built-in cupboard, and access to the kitchen.

## Bedroom

14' 1" x 8' 11" ( 4.29m x 2.72m )

Bedroom: Features a built-in single wardrobe.

## Kitchen

9' 4" x 11' 11" ( 2.84m x 3.63m )

Kitchen: Equipped with electric and gas connections, lighting, and power. It has a tiled floor and a side entrance door to the garden.

## Shower Room



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## Cherry Tree House Cherry Tree Lane, Holbeach Spalding

- SUBSTANTIAL FOUR BEDROOM DETACHED FARMHOUSE WITH SELF-CONTAINED ANNEXE ACCOMMODATION
- THREE RECEPTION ROOMS, DINING KITCHEN & UTILITY
- FAMILY BATHROOM, TWO EN-SUITES & SHOWER ROOM TO ANNEXE
- AMPLE OFF ROAD PARKING & DETACHED DOUBLE GARAGE

Tenure: Freehold EPC Rating: D

**£630,000**



Please note the marker reflects the postcode not the actual property

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