



Mercia Lodge & Cottage

65 Pinchbeck Road | Spalding | Lincolnshire | PE11 1QF

FINE & COUNTRY



MERCIA

- A Substantial Double Fronted Grade II Listed Victorian Townhouse
- Requiring a Full Programme of Modernisation for a Single Residence
- Located on Treelined Avenue Within Walking Distance of Facilities & Amenities
- Set Back From the Road, Benefitting From an In and Out Formal Carriage Driveway
- Grand Entrance Hallway, Four Reception Rooms and Four Double Bedrooms
- Potential to Possibly Create a Second Floor Master Suite, Subject to Planning
- Retaining a Wealth of Period Features, High Ceilings with Grand Proportioned Rooms
- A Delightful Manageable Rear Garden with Lawn, Borders and Mature Trees
- The Property also Benefits from a Charming Three Bedroom Detached Cottage with Garage
- Total Accommodation of Mercia Lodge is 3252 Sq. Ft.
- Total Accommodation of the Cottage Without Garage is 1248 Sq. Ft., With Garage 1532 Sq.Ft.

LODGE

A very handsome Victorian house stands along a tree-lined road, slightly elevated and set well back behind its railings and carriage driveway, in the charming Georgian market town of Spalding in the South Lincolnshire fens. Grade II listed Mercia Lodge is of exceptionally fine proportions, full of original features, space and light, and has been the home of a number of prestigious local names.

This is a prime opportunity to purchase and renovate a distinguished and elegant property whether it be as a spacious family home or for a business opportunity. Preliminary drawings for a loft conversion, containing a large master bedroom suite to include a dressing room and an en suite, are available to view with the estate agent as well as the chance to discuss other mooted ideas.

For readers with an interest in the property's history, all the owners of the residence are detailed in the title deeds. It was built in 1867 for George F. Barrell and his family, a Spalding wine merchant, by his brother. Over forty years later, a Mr. Banks, 'grazier and farmer', purchased the property, and over thirty years on, in 1939, it became the personal residence of a solicitor, Mr. Roythorne. In 1978 Leonard van Geest, from the well known banana importers family, bought it, selling it in 1989 to John Lynch Partnership, a firm of architects who used it for offices. The current owner purchased the property fourteen years ago, and continued to use it as an office, whilst embarking on a restoration project and drawing up plans for development. The relatively small number of owners for a house of this age is surely testament to this fine property's convenient and desirable location, and its high calibre and charm.





The imposing facade of the house is enhanced by the slightly raised position with impressive steps leading up to the central front door. Due to a previous resident requiring a bath chair (the precursor to the wheel-chair), the land to the front was altered to accommodate this, subsequently leading to more numerous and shallower steps. Inside, the hallway, the stairs, the landing and the rooms are all of immense proportions; there are high ceilings, large windows and an abundance of French doors opening onto all aspects. Even the lovely bays at the front incorporate doors that, unusually, open to the outside. Every single room in the original building is dual aspect. Original features include timber panelling, deep skirtings and cornices, panelled doors, the box of bells for the servants, a number of cast iron radiators and decorative wrought iron staircase spindles.

The virtually symmetric layout of the rooms includes a drawing room and the original dining room either side of a magnificent hall to the front, with a day room (now potentially a study) at the back, and, projecting into the rear garden, an entirely panelled 'gentlemen's withdrawing room' (now suggested as a dining room). The kitchen, also at the back, completes the original five downstairs rooms. A twentieth century single storey addition to the rear has created a utility area on actual ground level reached by a series of steps from within the kitchen. The elevated nature of the property adds to the light and airiness within, and provides better views over the garden outside.

Upstairs, the beautifully spacious landing stretches front to back and benefits doors onto a large balcony overlooking the rear garden, whilst the two front bedrooms with their arched windows, are extremely impressive in size. A retractable ladder to the loft is accessed from the landing, where there is potential for conversion, subject to planning.



Outside, two pairs of iron gates open into the gravel carriage drive to the front of the house. This continues down the left hand side of the house providing access to the property behind, and down the right hand side to the back door of Mercia Lodge. With parking for up to about fourteen cars, this is certainly a place that lends itself to entertaining on a grand scale.

The fully enclosed, relatively low maintenance, rear garden is sheltered and secluded with a variety of mature shrubs and trees featuring a white magnolia. With areas to sit in both sun and shade, York stone steps lead down from the two rear reception rooms

onto two levels of paved terracing. A curving path takes you down to the end of the garden which is largely laid to lawn.

The location of Mercia Lodge is extremely convenient being very close to the centre of town as well as within walking distance to the train and bus stations, to schools, doctors', dentists', shops, pubs and restaurants. The state grammar schools of the High (for girls) and the Grammar (for boys) are greatly sought after, and Ayscoughfee Preparatory School is also highly regarded. The Castle Sports Centre and the Swimming Pool are only a few minutes' walk, and the Johnson Hospital is not far down the road.



THE COTTAGE

Situated right behind Mercia Lodge, at the bottom of the garden, the cottage offers excellent accommodation for a future purchaser during the renovation work of the main house.

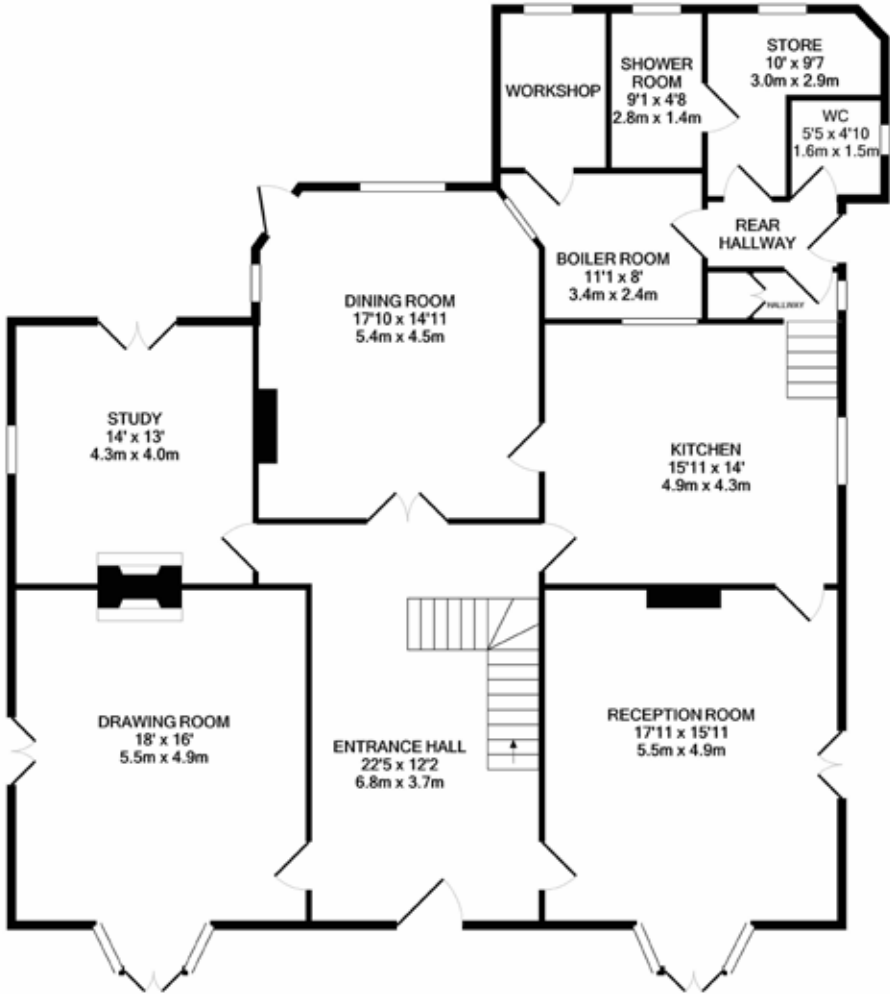
The property is light and airy and provides a sizeable living space over two floors. Off the entrance hall, which is accessible through a private courtyard / drive, is a kitchen / breakfast room which leads into a dual aspect dining room with French doors leading out onto the garden. Continuing from here and through the tongue and groove door is a wonderful and spacious reception room which offers ideal space for relaxation.

The staircase from the dining room leads up to the first floor where there are three double bedrooms and a family bathroom.

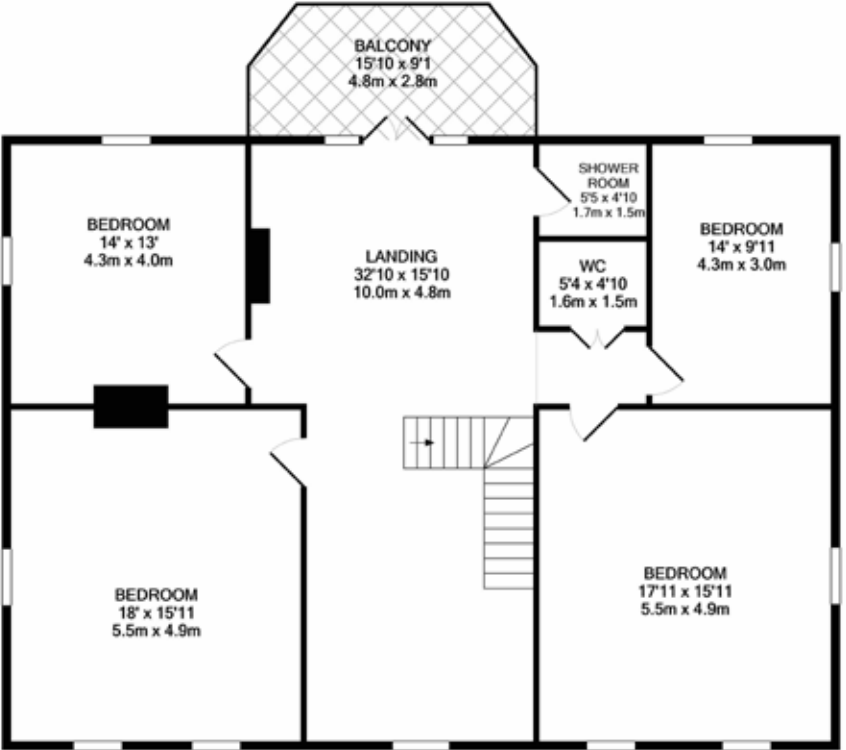




MERCIA LODGE FLOORPLAN

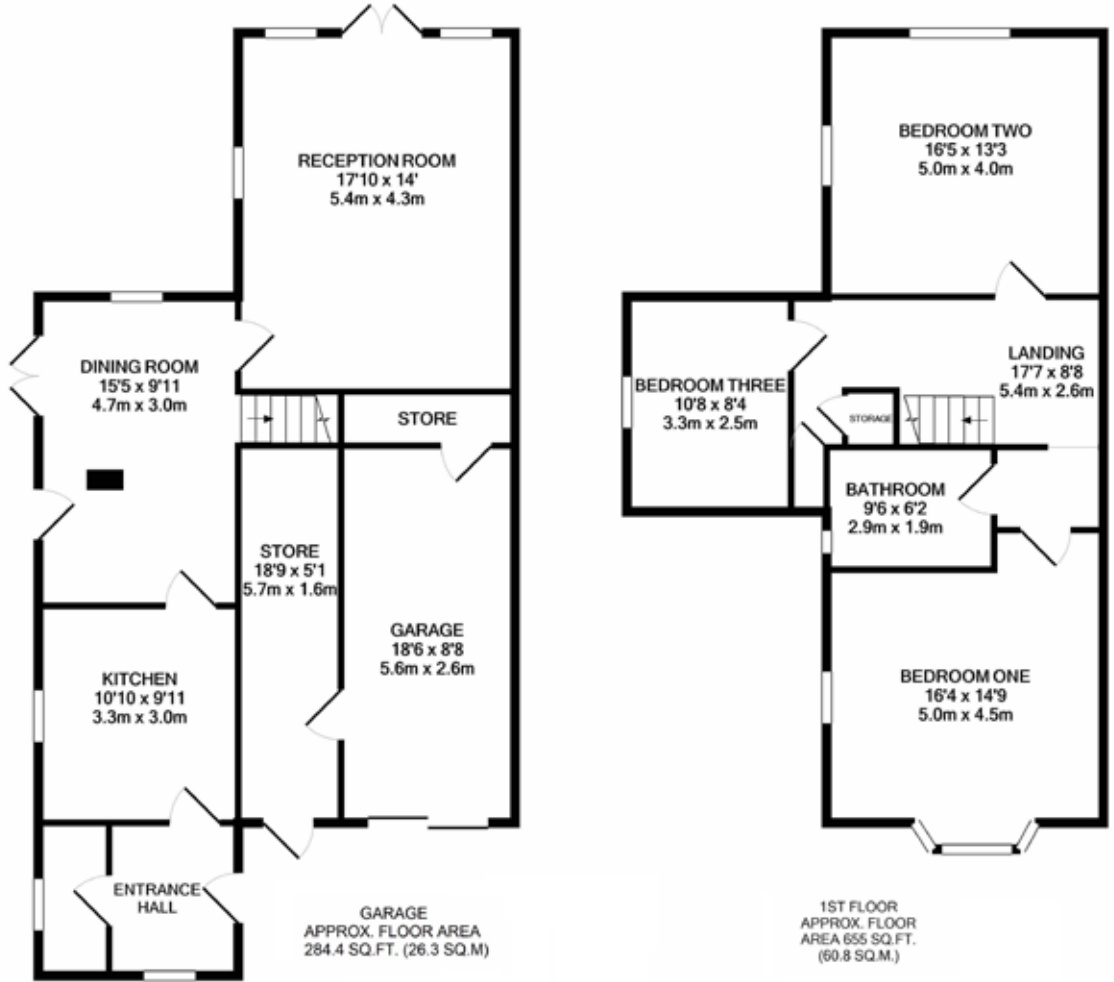


GROUND FLOOR
APPROX. FLOOR
AREA 1846 SQ.FT.
(171.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1436 SQ.FT.
(130.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 3252 SQ.FT. (302.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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GROUND FLOOR
APPROX. FLOOR AREA
594 SQ.FT. (55.2 SQ.M.)

TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1248 SQ.FT. (142.2 SQ.M.)
TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1532 SQ.FT. (116 SQ.M.)
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THE COTTAGE FLOORPLAN

Agents notes:
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To arrange a viewing of this property please contact

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Energy Graph

The property is a Listed Building and therefore does not require an Energy Performance Certificate

Additional Information

LOCAL AUTHORITY: South Holland District Council

SERVICES: Mains Water, Drainage and Electricity, Gas Central Heating

TENUER: Freehold

DISCLAIMER:

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 the employment of Fine & Country or Rutland Country Properties has the authority to make or give any representation or warranty in respect of the property.

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