



## Cranesgate House

Cranesgate North | Whaplode | Lincolnshire | PE12 6TY





# CRANESGATE HOUSE

- Late Georgian Attractive Family Home
- Located in a Semi-rural Location, Surrounded by Farmland
- Excellent Opportunity for an Incoming Purchaser to Renovate and Upgrade the Property to an Exacting Standard
- Drawing Room, Dining Room, Kitchen/ Breakfast Room, Large Office / Games Room
- First Floor: Three Double Bedrooms, En-Suite and a Family Bathroom
- Second Floor: Further Two Double Bedrooms
- A Useful Range of Interconnecting, Single Storey Barns / Garages
- Attractive Mature Gardens and Grounds and Approx. 2 Acres of Paddocks (stms) with a Hard Tennis Court
- Extensive Accommodation Extends to 3345 Sq.Ft. and Total Plot is Circa 2.72 Acres (stms)











Surrounded by open farmland, a substantial, three storey, late Georgian, former farmhouse standing on almost three acres of delightful grounds with mature trees and hedging, includes a two acre paddock, a stable block, a tennis court and outbuildings. Just five miles to the east of the pretty market town of Spalding with its highly regarded grammar schools and a train station for those wishing to commute, and a mile from a very good primary school in the village, the location is perfect for a family or indeed anyone yearning for a tranquil, country lifestyle.

Peterborough train station is 30 min drive away offering regular train service to London from 49 minutes.

Typical of the Georgian era, rooms are of fine proportions with high ceilings and are flooded with natural light from the large, timber, mainly sash windows. A double-fronted façade with a pair of bay windows on the ground floor - a likely Victorian addition - the entrance is now to the side of the building where a good-sized hall opens into an inner hall, the stairs rising to a generous, galleried landing which leads to a further set of stairs up to the top floor. Three large bedrooms, en-suite and large family bathroom occupy the first floor whilst two further bedrooms are on the second floor.

This property provides great scope for a new owner to update and transform this beautiful building in its attractive setting into a truly spectacular home. The property, is not listed, presents a rare opportu-

nity to breathe new life into this lovely family home renovating and modernising to anyone's individual style and taste.

Downstairs, a spacious dining room and drawing room are to the front whilst the huge, southeast facing, farmhouse-style kitchen is at the back overlooking the garden leading to a sizeable utility room and the rear entrance which in turn opens into a single-storey boot room and then a triple aspect office. This space, currently lined in timber tongue and groove and originally the farm office, has its own entrance and, could be totally separate and self-contained either as a home office or, particularly if combined with the boot room, as an annex (subject to planning).











Outside, an expansive, gravelled carriage driveway to the front is flanked by a pair of magnificent horse chestnuts, whilst a second drive on the right leads to the neighbouring farm yard and to the rear drive and the garages belonging to Cranes-gate House. A deodar cedar is central to another convenient turning circle where, again, there is an abundance of parking. The garage block, with lighting and power and half-glazed sliding doors, provides enclosed parking for several cars and a workshop area within.

The well established garden has a large lawn with bordering hedge, and features a great number of mature trees such as silver birch, willow, magnolia and laburnum, full of spring colour. Beyond, a timber block of three stables, also with light and power, overlooks the two acre paddock which is fenced for livestock and has a separate field access, behind which is an En Tout Cas tennis court enclosed by its wire fencing.

The property lies on the outskirts of the village of Whaplode, about a mile from the centre, in a rural position. The village has an Ofsted rated Good primary school, two garages, a Co-operative store, and an Indian restaurant. It is located within easy reach of Spalding a ten minute drive to the west where there are superb grammar schools (the Ofsted rated 'Outstanding' High for girls and the 'Good' Grammar for boys), a prep school Ayscoughfee Hall, and a train station, as well as a multitude of shops and amenities including Springfields, a retail park the Whaplode side of town.



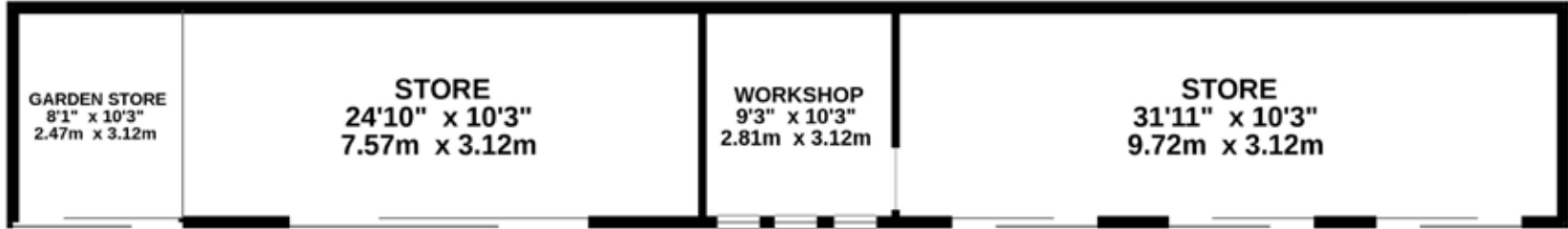








758 sq.ft. (70.4 sq.m.) approx.

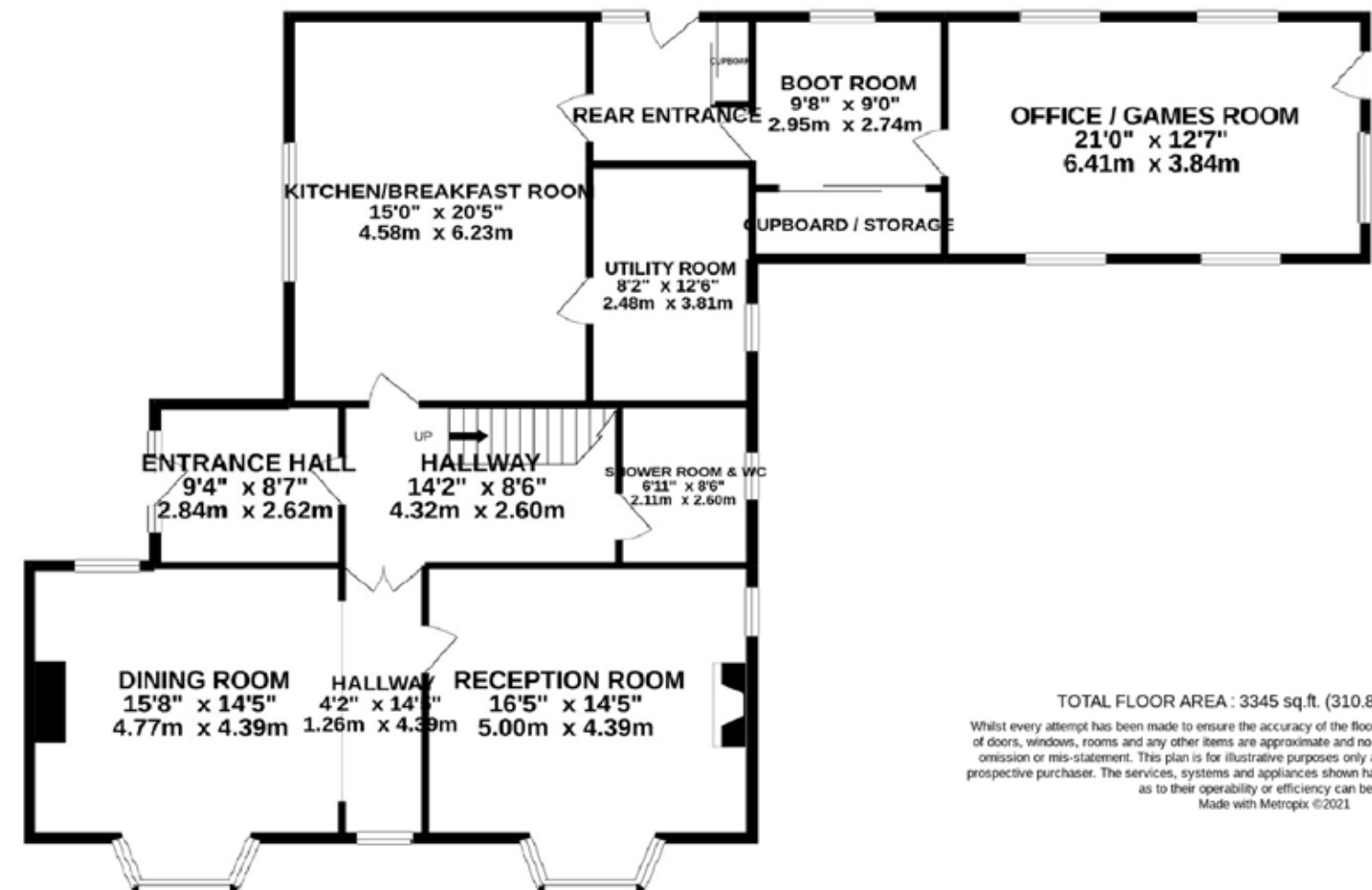


TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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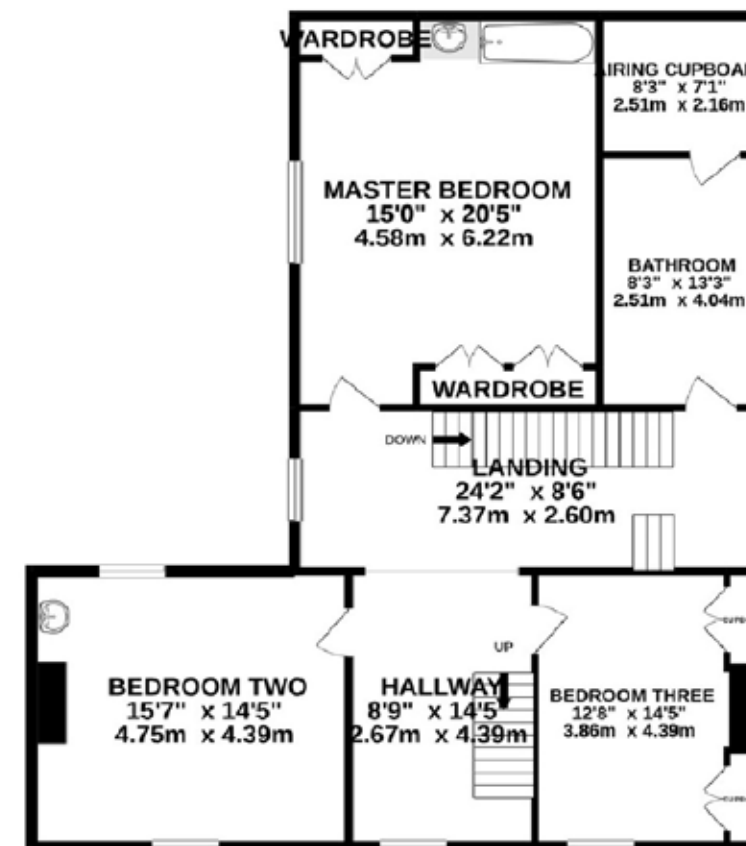
GROUND FLOOR  
1657 sq.ft. (153.9 sq.m.) approx.



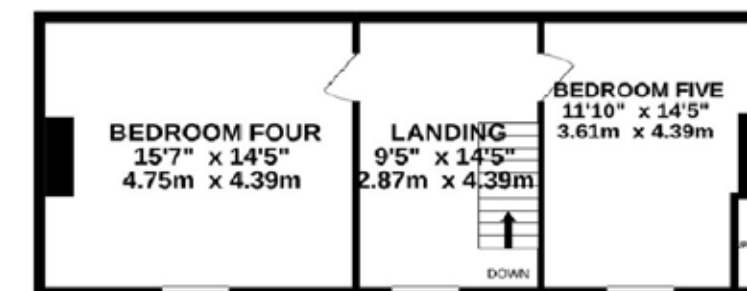
TOTAL FLOOR AREA : 3345 sq.ft. (310.8 sq.m.) approx.

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1ST FLOOR  
1180 sq.ft. (109.6 sq.m.) approx.



2ND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



Agents notes:

The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.



To arrange a viewing of this property please contact

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### Energy Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		

### Additional Information

**LOCAL AUTHORITY:** South Holland District Council

**SERVICES:** Mains Electricity and Water. Private Drainage.  
Oil Fired Central Heating.

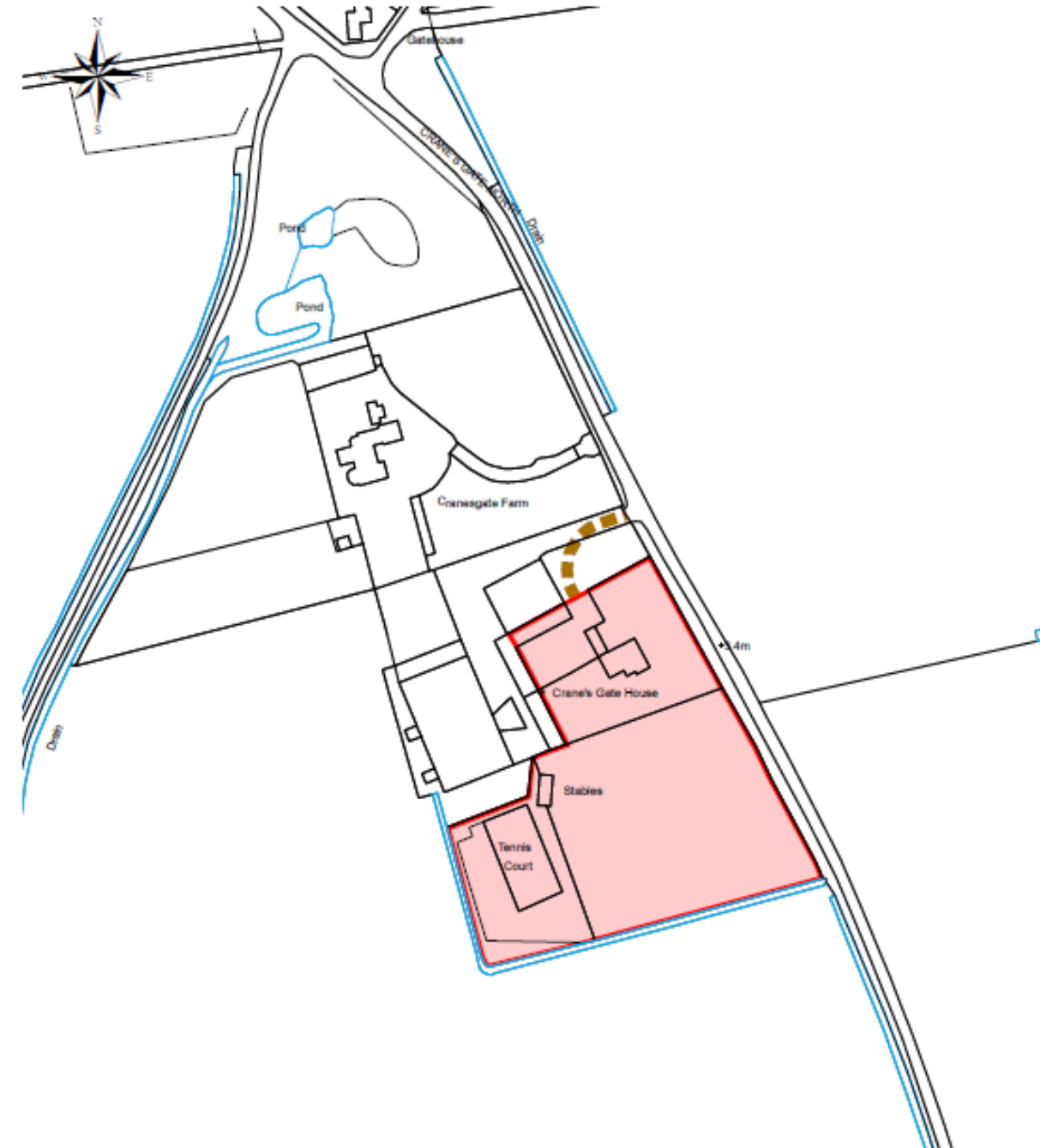
**AGENT NOTES:** The purchaser must satisfy themselves on matters regarding the private drainage system.

**TENURE:** 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, Rutland Country Properties or Bryant Land & Property has the authority to make or give any representation or warranty in respect of the property.

We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.



### Legend

- Sale Area: 1.101ha (2.72ac)
- Right of way

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Scale: 1:2,000

O.S. Ref: TF3323

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