



Weland Terrace  
London Road | Spalding | Lincolnshire | PE1 1

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## KEY FEATURES

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- A Georgian Grade II\* Listed Terrace Townhouse Overlooking the River Welland and Ayscoughfee Hall
- Recently Undergone Sympathetic Refurbishment / Renovation in Keeping with the Period Style
- Offering A Wealth of Period Features and Providing Flexible Accommodation
- Entrance Hall, Reception Room, Dining Room, Kitchen, Garden Room, Cellar and WC
- 1st Floor Drawing Room or Bedroom with Spectacular Views of the river and Ayscoughfee Hall
- Three Further Bedrooms Plus a Family Bathroom on the Mezzanine and a 2nd Floor WC
- Formal Front Garden and Mainly Walled Rear Garden Leading Down to a Double Garage
- Total Accommodation, Including Cellar, Extends to Approximately 1929 Sq. Ft.



Welland Terrace was listed in 1950, just a few years after listing notable architecture was established, and designated Grade II starred being a particularly fine, red brick, terrace range of 18th century houses. One of these beautiful properties has been meticulously restored and decorated with a refined eye to echo its original Georgian age, the rooms calm and serene spaces that highlight the elegant proportions and fine period features.

Set well back from the road behind a formal, walled front garden with evergreen hedging and billowing lavender bordering the flagstone path, a purple smoke bush, or cotinus, stands sentry by the front door set within its fine doorcase and under a radiating fanlight. The façade is a feast of tall Georgian sash windows under the deeply overhanging panelled soffit studded with Adam-style ornamentation.

Inside, the entire property has been stripped back removing any traces of modernity, to reveal beautifully wide floorboards treated to retain the patina of age whilst honouring the muted palette of the Georgians on the walls using predominantly Little Greene paints for a rich depth of colour.





“I wanted to give the house a sense of dignity and celebrate the architecture of the space, teasing out the aesthetic which is enhanced by a minimal amount of carefully chosen and placed furniture,” says the owner. Rooms are beautifully illuminated with the magnificent tall sash windows bringing morning light into the whole of the front of the house with softer, evening light pervading the spaces at the back and on into the hall. “The placement of the window directly above the first flight of stairs is genius,” remarks the owner. “Keeping the bathroom to one side allows natural light onto the landing and stairs.”

The ground floor has two reception rooms linked by panelled doors, thrown open creating a sense of flow and a view from front to back where French doors, surrounded by glazing, open onto the gravelled courtyard area outside. Period fireplaces containing roaring fires set the scene and instil warmth to the minimalist vibe. Beyond the stairs, under which is a sizeable, dry cellar, a flight of steps lead you down into the kitchen. A striking tiled floor complements the blue of walls and units topped with mid-grey with dark wein

granite – “ideal for making pastry” attests the owner – and a window provides an enchanting view onto an outside wall and bay tree, a haven for birds. An open doorway leads on into a delightful garden room with a continuation of the tiled floor, a door to the side courtyard and west facing French doors flanked by glazed panels onto the paved terrace.

The first floor currently features a very comfortable drawing room with a splendid trio of sash windows to the front, all with original shutters. All the rooms in the property are versatile and this could form a wonderful fourth bedroom if required. Another double bedroom is behind, and a bathroom is down a few steps at the very back, the main feature a free-standing roll-top bath with overhead shower.

At the top of the house, under a Georgian arch, an especially spacious master bedroom mirrors the drawing room below with 3 sash windows, and another bedroom overlooks the rear garden. Conveniently, a WC sits in between.













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The rear garden is a quiet, private and sheltered place. A gravelled courtyard area directly outside the kitchen and dining room is softened by a canopy of climbing rose and a much-loved bay tree. "It's a lovely spot to sit with a cup of coffee," says the owner, "as the sun moves quickly round to settle on the back garden all day. In the evening there are wonderful sunsets from here." Fully enclosed by high brick walls, a paved terrace provides a generous area for al fresco dining, beyond which is a small lawn. "There are so many birds inhabiting the garden," enthuses the owner. "You see and hear doves, wood pigeons, blackbirds, robins and other small garden birds. In spring the garden is a beautiful oasis

of green studded with flowers for colour. There is a quince tree and a fig tree, its fruit perfect for making frangipane tarts. I've been training clematis along the white wall, another is over an arch." At the bottom of the garden a timber potting shed backs onto the garage's brick wall. An arched door opens into the garage which has space for two cars and a workbench. An electric car charging point is an excellent feature for the modern age, and the main vehicle door is automatically operated by a key fob; a pedestrian door opens onto the shared drive that runs along the bottom of the terrace's gardens. "Not many of the houses have a garage so it is an added bonus," the owner informs us.

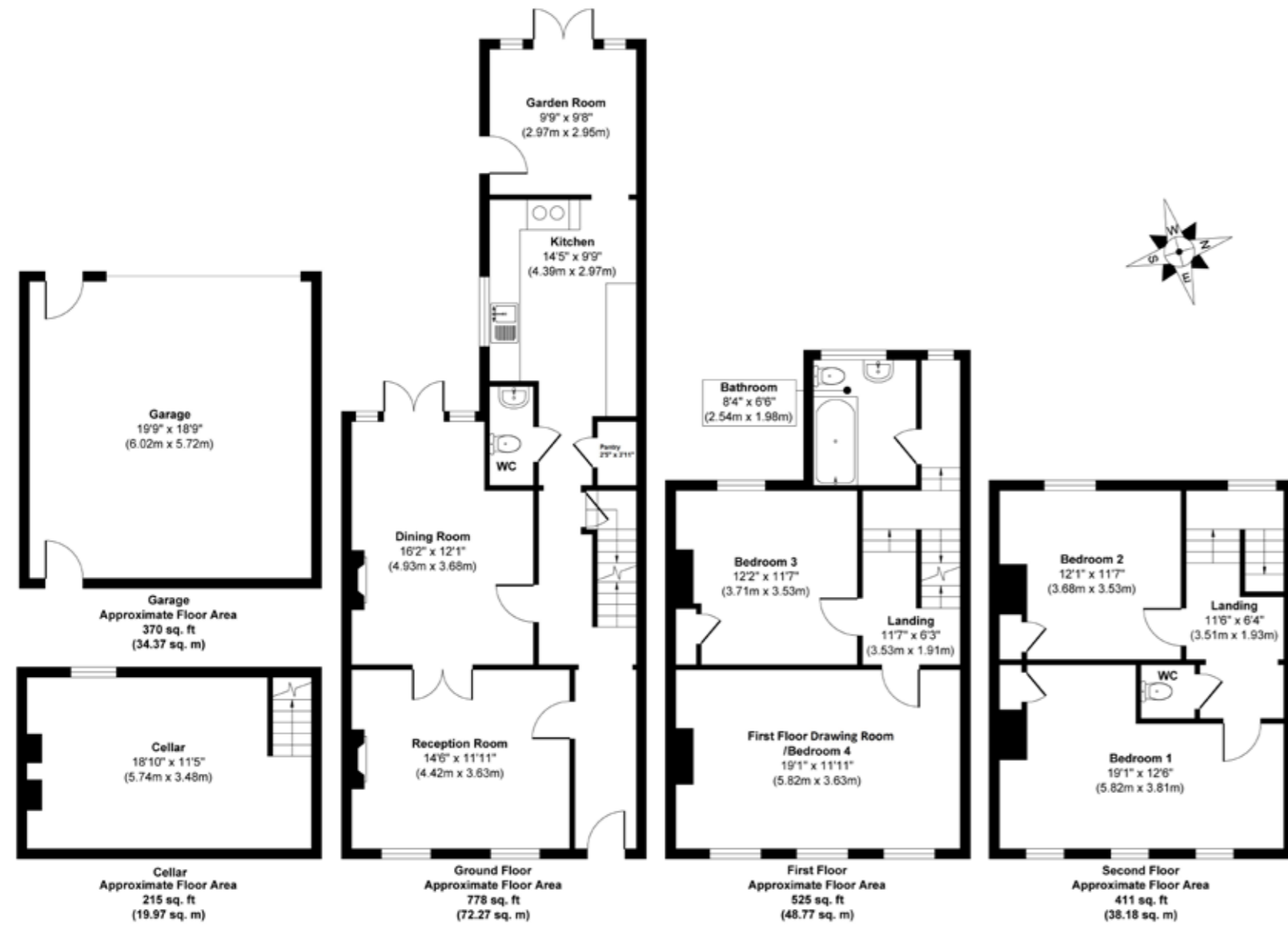
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In an area of the country called South Holland known for its bulb cultivation, Welland Terrace is in the heart of the pretty market town of Spalding overlooking the River Welland with its tree-lined banks adorned with swathes of daffodils in spring, whilst historic Ayscoughfee Hall “is slightly shy of opposite and looks lovely floodlit at night”.

The property is within easy walking distance of everything this beautiful Georgian town has to offer which includes a train station with services connecting to Peterborough where fast trains take around 45 minutes into King’s Cross. The highly sought after grammar schools are very close: the Grammar (for boys) rated Good by Ofsted and the High (for girls) rated Outstanding, and the prep school, Ayscoughfee Hall School, is down the road. The South Holland Arts Centre, sports clubs, a swimming pool, a wealth of supermarkets, high street and independent shops, pubs, restaurants and cafes are just round the corner. Supermarkets including Waitrose also provide delivery services. On the outskirts of town, Springfields Shopping Centre is popular and can be reached in a novel way by river taxi along the River Welland. Road links are good with the A16 also on the edge of town, the A17 just north and the A1 about half an hour’s drive.



**Approx. Gross Internal Floor Area**  
**Main House = 1929 sq. ft / 179.19 sq. m (Including Cellar)**  
**Main House = 1714 sq. ft / 159.22 sq. m (Excluding Cellar)**  
**Garage = 370 sq. ft / 34.37 sq. m**

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 Produced by Elements Property

**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.



**LOCAL AUTHORITY:** South Holland District Council

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

**Council Tax Band:** F

**Broadband Speed:**  
 Upload: 15-16 Mbs, Download: 25-64 Mbs

**Double Garage comes with EV charger**

**TENURE:** Freehold

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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.

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

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## LOCATION



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FOUNDATION

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Fine & Country  
Tel: +44 (0) 1780 750 200  
[stamford@fineandcountry.com](mailto:stamford@fineandcountry.com)  
The Old Jewellers, 30 High Street East, Uppingham, Rutland, LE15 9PZ

