



Farm House Cottage
Cuckoo Lane | Pinchbeck | Lincolnshire | PE11



KEY FEATURES

- A Grade II Listed South Lincolnshire Period Thatched Cottage
 - Situated in a Quiet Semi-Rural Setting only 3 Miles from Spalding
 - Entrance Hall, Kitchen, Family Room, Dining Room and Reception Room
 - Four Double Bedrooms, One with En Suite and a Family Bathroom
 - Detached, Self-Contained Annex with Attached Workshop and Storages
 - Outdoor Heated Swimming Pool with Decked Terrace and Lawn Garden
 - Detached Double Garage, Gravelled Drive and Ample Parking Area
 - Three Timber Stables and Circa an Acre Post and Rail Paddock
 - Total Plot Extends to Approximately 2 Acres (Subject to Measured Survey)
 - Total Accommodation of Main House is Approx. 2397 Sq.Ft and Annex is 773 Sq.Ft.
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A charming extended, thatched cottage sits in a rather idyllic rural spot surrounded by its garden and paddocks just north of the pretty market town of Spalding with easy access to excellent schools, shopping and facilities. The grade II listed, four bedroomed house, the principal one en suite, is full of character and enjoys a good connection with the garden and its swimming pool, as well as a sizeable annex which could be used for extra accommodation or be an extensive office suite for a business. Further outbuildings include stables, a workshop and storage.

The thatched part was the original cottage which was almost half the size which dates to between 1730 and 1740 but was extended very sympathetically using reclaimed materials in 1990. The fine thatch is particularly beautiful with a straw pheasant surveying the land from the ridge. The house and thatcher were featured in Lincolnshire

Life magazine in 2021. "We had the thatch replaced in 2021 and recorded every stage with photographs. It was a joy to watch the fascinating, highly skilled and lengthy process, sadly rather a dying art now," inform the owners. A new thatch should last a good forty years. All the property's windows are timber-framed but double-glazed ensuring a warm and cosy home. The interior displays a wealth of overhead beams but is flooded with natural light. Downstairs, the extension has been so cleverly constructed that it is hard to distinguish between the old and the new. A very generous living room with reclaimed timbers has windows facing east and south, French doors opening onto the lawn and a substantial reclaimed brick fireplace with old beam containing an open fire, a gorgeous focal point to the room.

The formal dining area is in a large, carpeted hall where the stairs

rise, whilst the kitchen leads off a tiled hall where the back door opens onto the garden, in the old part of the property. A utility room is beyond. The kitchen, with its old quarry-tiled floor, is fitted with an abundance of units and features an oil-fired Aga which heats the hot water too. Most of the appliances are free-standing although there is a built-in microwave in the utility room which is also fitted with a sink and plenty of cupboards.

The kitchen links directly into a family room currently used for everyday dining and watching television, which has an open fire in the brick fireplace. The floor is solid oak. All the reception

rooms and the kitchen have south facing windows and reasonably high ceilings making this a wonderfully bright house despite any expectations in an old cottage.

Upstairs, the character continues with sloping ceilings, dormer windows, exposed timbers and plank doors. Three of the bedrooms are exceptionally large, the master benefitting a tiled en suite with large shower, and all four face south. The family bathroom has a fitted bath with a handheld shower mixer tap and a bidet.







ANNEX



This delightful property sits on just under two acres and is fully enclosed with metal-framed solid timber gates at the entrance. A spacious gravelled drive offers parking for numerous vehicles and a timber double garage stands at the far end. The annex is positioned parallel to the house and has been used for both offices and as extra accommodation. “We have an aerial photograph from 1982 showing the property as a lettuce farm with the annex being the packing shed! Since then it has been turned into accommodation that could be used for a multitude of purposes. It would be ideal, with a bit of attention, for instance, as an Airbnb,” say owners. “It could generate a healthy income and is completely separate from the main house, having its own boiler and separate electrical distribution board. The previous owners ran a business from here even using the adjoining workshop as office space. There’s a lot of space out there with a double bedroom, a storage room and a good sized living room adjoining a kitchen and a bathroom.” Along the back of the annex are two large storage rooms in tandem, one with an inner lining making it extra secure.

The equestrian facilities include an approximately one acre paddock completely fenced in post and rail and sheltered by high evergreen trees and hedging. Water is to the paddock on an automatic feeder system. Three timber stables stand in the field close to the drive, one 11ft. 1in. x 9ft. 7in. and another 9ft. 7in. x 8ft. 5in. adjoining each other, and another for a horse or as a foaling box measuring 15 ft. 7 in. x 11 ft. 6 in. There is also a chicken run in one corner.

The quiet and peaceful garden is expansive, largely laid to lawn but with decking directly from the south facing side of the house. Here, the heated

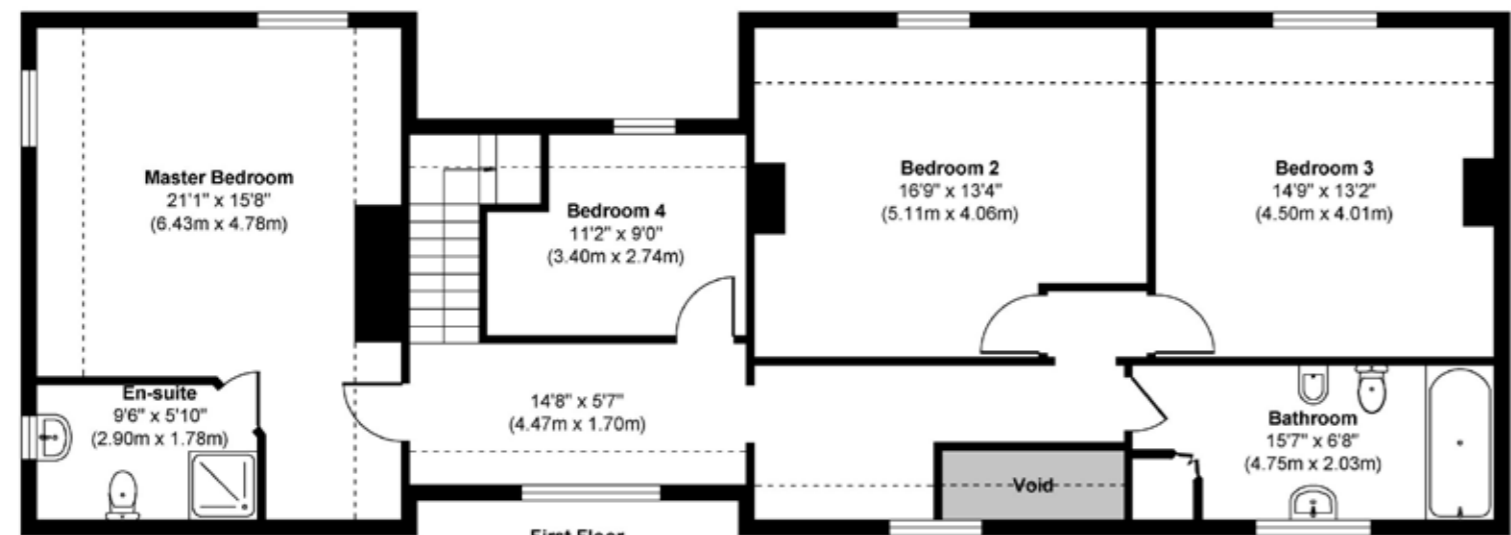
swimming pool creates a lovely sense, in summer, of being on holiday. “It’s such a sun trap outside the kitchen door. You can lie on the sun lounger by the pool and feel as if you’re abroad!” declare the owners. “The pool has swim jets and Jacuzzi jets and is about 4 feet at the deep end; it’s a good depth for children. We’ve had a lot of guests here – we think the pool is a special draw! It’s a fantastic place to bring up children of all ages with so much space and no near neighbours so you can hold parties without worrying about the noise!”

“It’s a great location. You are in the heart of countryside yet it is so easy to get into the village. Everything is really accessible; our teenage children can walk to a bus to get to college and we are only 3 miles from Spalding station with trains connecting to Peterborough for fast trains to London and elsewhere. There are some wonderful dog walks especially along the River Glen which is no distance away. We also enjoy launching our dingy on the river and you can easily get to three riverside pubs: The Ship at Pinchbeck upstream, The Ship at Surfleet downstream before it enters the River Welland, and The Riverside.”

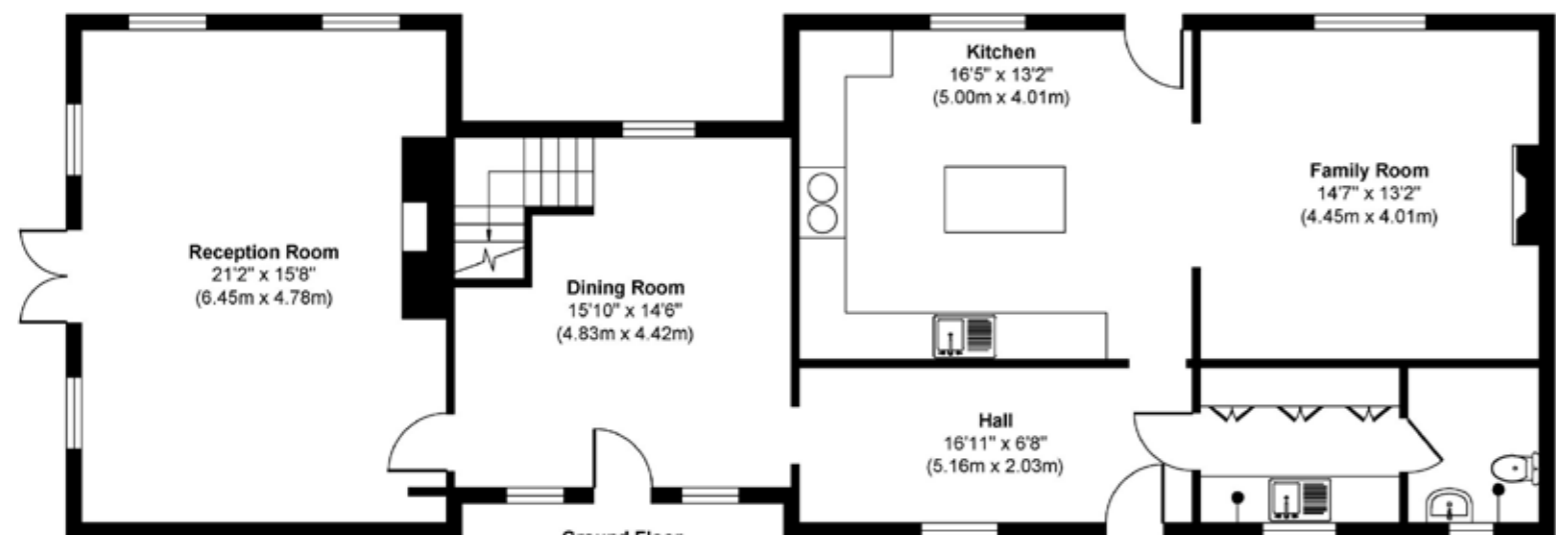
Farm House Cottage is ideal for a family as there is an excellent choice of secondary schools in catchment such as co-educational Bourne Grammar, rated Outstanding by Ofsted, the Grammar School (for boys) and the High School (for girls), the latter also rated Outstanding, in Spalding. Ayscoughfee Hall is a preparatory school in Spalding and plenty more independent schools are slightly further afield. Travelling by car is straightforward as trunk roads - the A16, the A17, the A15 and the A52 - are nearby and the A1 is about 40 minutes’ drive.



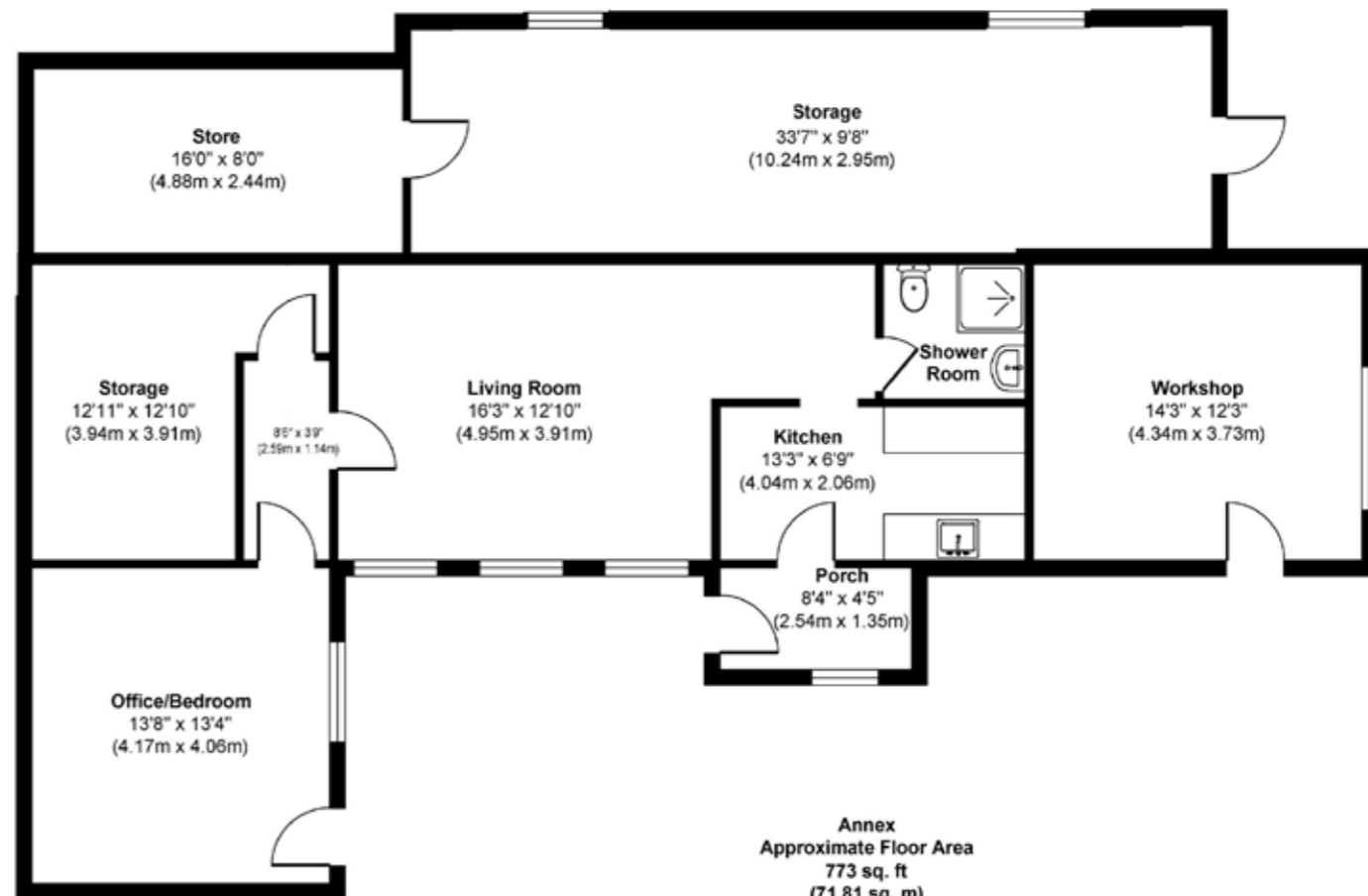




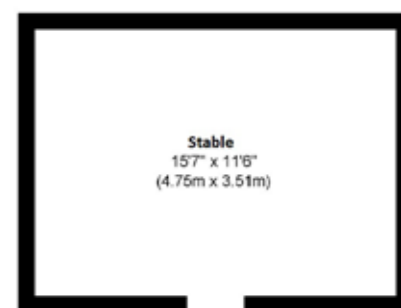
First Floor
Approximate Floor Area
1163 sq. ft
(108.04 sq. m)



Ground Floor
Approximate Floor Area
1234 sq. ft
(114.64 sq. m)



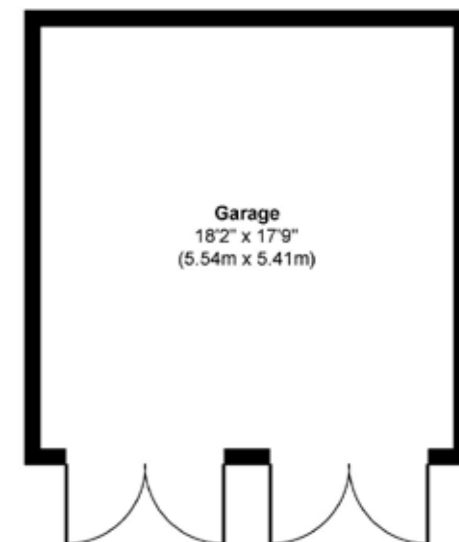
Annex
Approximate Floor Area
773 sq. ft
(71.81 sq. m)



Outbuilding



Outbuilding



Garage

Approx. Gross Internal Floor Area
Main House = 2397 sq. ft / 222.68 sq. m
Annex = 773 sq. ft / 71.81 sq. m
Outbuilding = 820 sq. ft / 76.18 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
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.



LOCATION



LOCAL AUTHORITY: South Holland District Council

SERVICES: Mains Electricity and Water, Septic Tank and Oil Fired Central Heating

Council Tax Band: C

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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