



Glebe House

40 Church Lane | Moulton | Lincolnshire | PE12

FINE & COUNTRY

KEY FEATURES

- *A Modern, Redbrick, Double Fronted House Under a Tiled Roof*
- *Located in a Prime South Lincolnshire Village Near Spalding*
- *Benefiting From an Outstanding Plot of Approximately 1.2 Acres*
- *Offering Two Reception Rooms and Four Double Bedrooms*
- *Triple Garage with a Large Studio Accommodation Above*
- *In & Out Sweeping Carriage Driveway with Ample Off-Road Parking*
- *Spacious Mature Gardens and Grounds with Pond and Garden Store*
- *Total Accommodation (Excluding Garage Building) Extends to 2526 Sq.Ft.*



GLEBE HOUSE

In the highly sought after, charming village of Moulton, about 5 miles east of the pretty market town of Spalding, a very handsome, four bedroom house accompanied by a separate, large two-storey garage built in the Georgian style proudly stand surrounded by beautifully designed and maintained, mature grounds of 1.25 acres.

Not far from the impressive Church of All Saints, known as The Queen of the Fens, the immaculate property is approached down a quiet lane with entrances between brick piers that lead onto a gravelled carriage driveway in front of the house. This is the first time the property has come onto the market. "We moved into Moulton when we were first married in 1968 and some years later, when the plot came up for sale at auction our bid was accepted and we had the house built in 1991. My brother is an architect so he designed it for us and oversaw the build." informs the owner.



Sitting in between the old and the new vicarages, the very generous plot encompasses the equally substantial house which has rooms of fine proportions filled with natural light. With its typically Georgian symmetrical façade, the central panelled front door, with fanlight and leaded portico, opens into an inner porch and on into a spacious carpeted hall immediately imbuing a sense of comfort that continues throughout along with high ceilings and Georgian decorative features such as embellished cornices, ceiling roses and dado rails. Despite the reference to the past, the house appears to have been ahead of its time as, from the start, it has an integrated vacuum system, a heat recovery system and a built-in water softener and filter. The grounds are also well appointed with a good distribution of electric sockets, exterior lighting and water supply.





An impressive over 18 foot square, elegant drawing room is dual aspect with pairs of large windows over the front and over the rear garden to the southwest. A coal-effect gas fire is housed in the fireplace with timber surround. On the other side of the hall, another large reception room used as a formal dining room overlooks the front. Past the downstairs cloakroom and a rear porch leading to the back door, is the dual aspect kitchen breakfast room where French doors open onto the terrace and the sun pours in from the south, perfect to wander out here on warm summer days and enjoy relaxing and dining outside. A wealth of fitted units line the other end of the room which include integrated appliances such as an eye-level double oven, a fridge, a dishwasher and a gas hob. A sizeable utility room leads off the rear porch which contains more fitted cupboards and worktop, a sink, space for a washing machine and the two gas boilers, one for upstairs and one for down, mounted on the wall.

Upstairs, the feeling of light and space continues with a large, light and airy landing from which all four generous double bedrooms and the family bathroom lead. The principal bedroom is at the back and benefits an en suite shower whilst the family bathroom has a Jacuzzi bath and a separate shower. Excellent storage is in the property: two bedrooms have built in wardrobes, an airing cupboard is on the landing and there is also access via a retractable ladder to a boarded loft.







Not far from the back door is the triple garage block with three automatic roller doors and two pedestrian doors. Stairs rise up to a fabulous area flooded with light through the big windows on either side. "The games room has been

perfect for all ages to enjoy games like snooker and table tennis," says the owner. At around 33 feet long and 18 feet wide, the space could be used for a multitude of purposes such as a yoga or art studio, a gym, a home office or a

combination of things. More storage is offered here with a hatch into a boarded loft running the length of the garage. The sunny grounds of Glebe House are a delight and a

huge asset with sweeping lawns and mature trees, shrubs and perennials in an extremely tranquil setting. Many are evergreen giving structure all year round and in early spring snowdrops and aconites abound, followed by daffodils, then bluebells before the hydrangeas bloom all summer.

An enchanting water lily pond fed by a stream lies under the branches of a red Japanese acer and a semi-circular stone seat provides a chance to sit for quiet contemplation. "Bunny Guinness drew up the original plan for the garden, mainly the choice and position of the trees creating two or

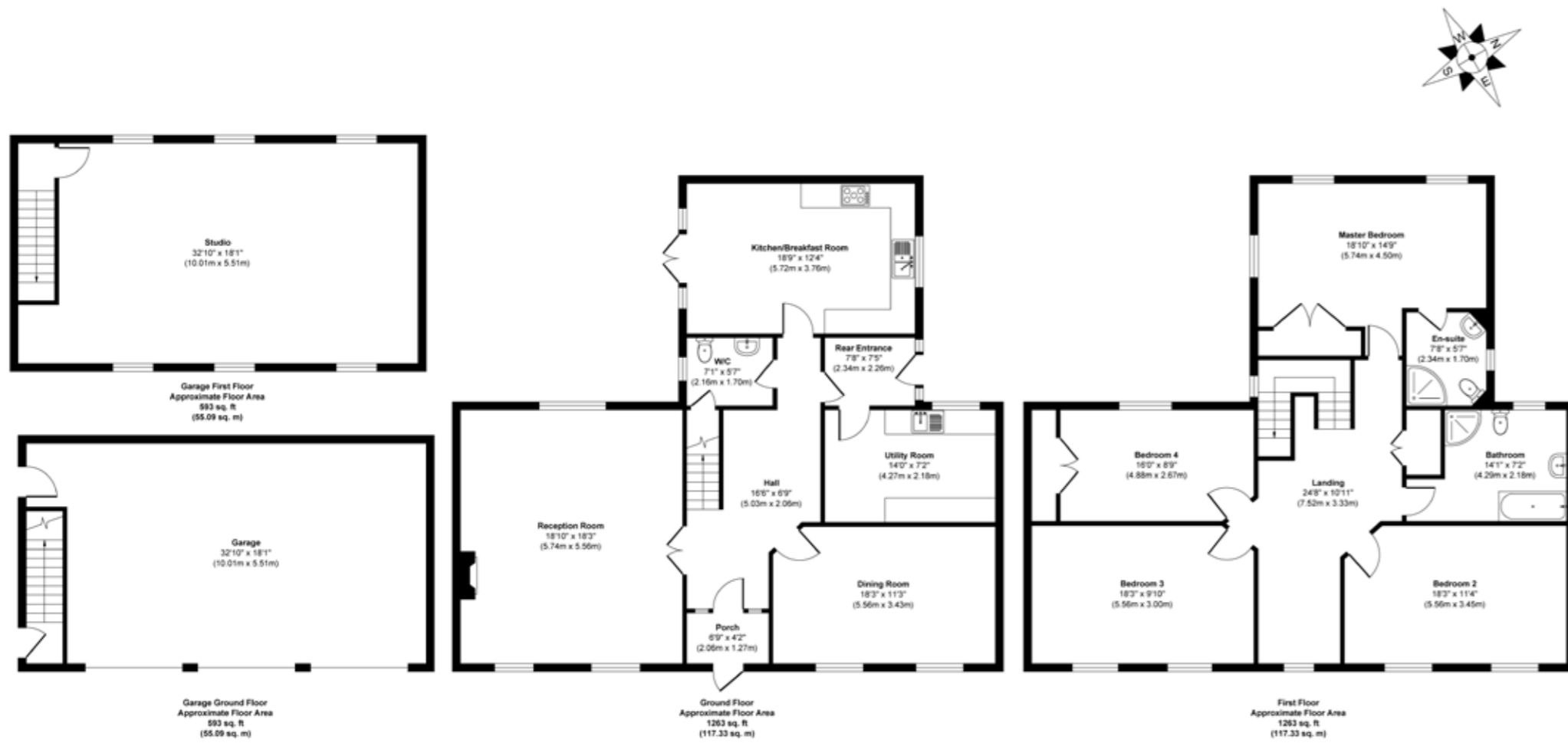
three walkways amongst them," declares the owner. "We also have a kitchen garden where raised beds have paved paths in between and a there is a useful large brick-built garden shed."



Moulton is not only a very pretty village, but also an extremely desirable one, especially for a family as it has the excellent John Harrox Primary School and is in catchment for the state grammar schools in nearby Spalding – The High School (for girls) rated Outstanding by Ofsted and The Grammar (for boys) rated Good – with free school buses passing through. The village also has a convenience store with a post office, a traditional butcher, a medical centre, a community centre, a cricket pitch with a social club, a fish and chip shop, a pub serving food and the tallest windmill in the country, a working mill all beautifully restored with a tea room. The owner of the property says, “Our son and our grandchildren have attended the local primary school and the grammar schools and both grandchildren currently play cricket at the Moulton Harrox Cricket Club which is very popular. We have loved living in the village which really has everything you need and we are certainly hoping to be able to stay here forever.”

The location is ideal for travelling further afield being about a 5 minute drive to major trunk roads. The A17 runs eastwards into Norfolk and northwestwards to Newark and the A1 for Northbound whilst the A16 is to the west at Spalding, taking you to Peterborough and the A1 South. Spalding, less than 10 minutes away, has trains that connect with Peterborough where fast trains to King’s Cross take around 45 minutes.





LOCAL AUTHORITY: South Holland District Council

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

TENURE: Freehold

COUNCIL TAX BAND: G

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Approx. Gross Internal Floor Area
 Main House = 2526 sq. ft / 234.66 sq. m
 Garage = 1186 sq. ft / 110.18 sq. m
 Total = 3712 sq. ft / 344.84 sq. m

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