



The Paddocks
Jekils Bank | Holbeach St Johns | Lincolnshire | PE12

KEY FEATURES

- A Good Size Equestrian Lifestyle Property In Semi-Rural Location With No Immediate Neighbours
- Main House: Kitchen/Breakfast Room, Sitting Room, Three Bedrooms, an En Suite and a Family Bathroom
- Annex: Attached to Main House, Open Plan Kitchen/ Sitting Room, Two Bedrooms and a Bathroom
- Home Office Block: Detached Building with Two Rooms, Annex Potential if Required, Subject to Planning
- Stable Block & Yard: Eight Block Built Stables Plus Tack Room and Feed Room
- Metal Barn: Metal Constructed Barn with Roller Shutter, Ideal for Hay Store and Tractor/Machine Storage
- Garage Building: A Purpose-Built Quadrupled Garage With Two Double Electric Doors
- Land: Approximately 10.3 Acres (STMS) of Paddocks, Gardens, Grounds and Orchard, Including a 0.3 Acre (STMS) Fishing Lake





A Rural Lifestyle with Modern Comforts

Nestled in the heart of the South Lincolnshire Fens, The Paddocks is a charming and well-appointed property, set within approximately 10.30 acres of land (subject to measures survey) and surrounded by beautiful fenland countryside. With a thoughtfully designed three-bedroom bungalow and an adjoining self-contained two-bedroom annex, this home presents an ideal opportunity for multigenerational living, guest accommodation, or even rental potential.

The property benefits from extensive equestrian and leisure facilities, making it highly desirable for those seeking a tranquil yet practical country lifestyle. With a blend of modern amenities, breathtaking views, and extensive, well-maintained grounds, The Paddocks is a rare find.



The Residence

The main bungalow is well-designed to offer both comfort and functionality. The heart of the home is the spacious open-plan kitchen and dining area, featuring oak-fronted cabinets, hardwood work surfaces, a butler sink, and an integrated Rangemaster-style cooker. French doors open onto the patio, allowing seamless indoor-outdoor living. The cozy and inviting sitting room is complete with a feature brick fireplace and large windows that frame picturesque views over the garden and surrounding countryside. The property also includes three well-proportioned bedrooms, with the master bedroom benefitting from an en-suite shower room, while the remaining two bedrooms share a family bathroom with a jacuzzi bath.

The attached annex provides an independent living space with an open-plan living room and kitchen, featuring modern appliances and a sociable layout. Upstairs, the spacious bedroom with three Velux windows allows ample natural light, offering both privacy and comfort. A second smaller bedroom is also included on the first floor. With a separate entrance and driveway, the annex ensures complete independence from the main house if required.

Exceptional Equestrian & Outdoor Facilities

Designed for equestrian enthusiasts, The Paddocks boasts a well-equipped stable yard, including eight stables, a tack and feed room, and ample storage for equipment. A large barn provides ideal space for hay storage, machinery, or potential conversion for additional use. Three mortised post and rail fenced paddocks located behind the property and feature electric fencing and three water troughs, whilst the menage and post and rail sand track lies to the side. To the rear is the hay field which extends to approximately 5.37 acres (subject to measured survey). In the corner of the hayfield there is a well-stocked private fishing lake of approximately 0.3 acres (subject to measured survey) with a central island. The lake benefits from a deep bore hole for topping up.

A dedicated office space, previously a summer house, has been re-purposed and is ideal for remote working. The beautifully maintained outdoor spaces also include a Mediterranean-style terrace, mature gardens, an orchard with various varieties of apple and pear trees and other fruits, and a large greenhouse for growing vegetables and plants.

Additionally, a separate garage block with two electric up-and-over doors provides ample parking and storage.



ANNEXE



OFFICE BUILDING







Rural Setting with Excellent Connectivity

Situated in the picturesque South Lincolnshire Fens, The Paddocks enjoys a peaceful rural setting while benefiting from excellent transport connections. Despite its countryside location, the property is well-placed for access to nearby towns and cities. Holbeach, a charming market town just five miles away, provides a range of essential amenities including shops, cafes, and services. For a broader selection of supermarkets, restaurants, and leisure facilities, Spalding is within 11 miles, while the historic town of Kings Lynn, known for its cultural attractions such as the Corn Exchange Theatre, is only 20 miles away.

Commuters will appreciate the convenience of Peterborough, just a 30-minute drive from the property, where extensive shopping and leisure options are complemented by a high-speed train service to London Kings Cross in under an hour. Spalding also provides rail links to Lincoln and Peterborough, offering further travel flexibility. The nearby A17 ensures effortless road connections to Sleaford, Lincoln, and the stunning Norfolk coastline, making The Paddocks the perfect blend of rural tranquility and modern convenience.



Education & Community

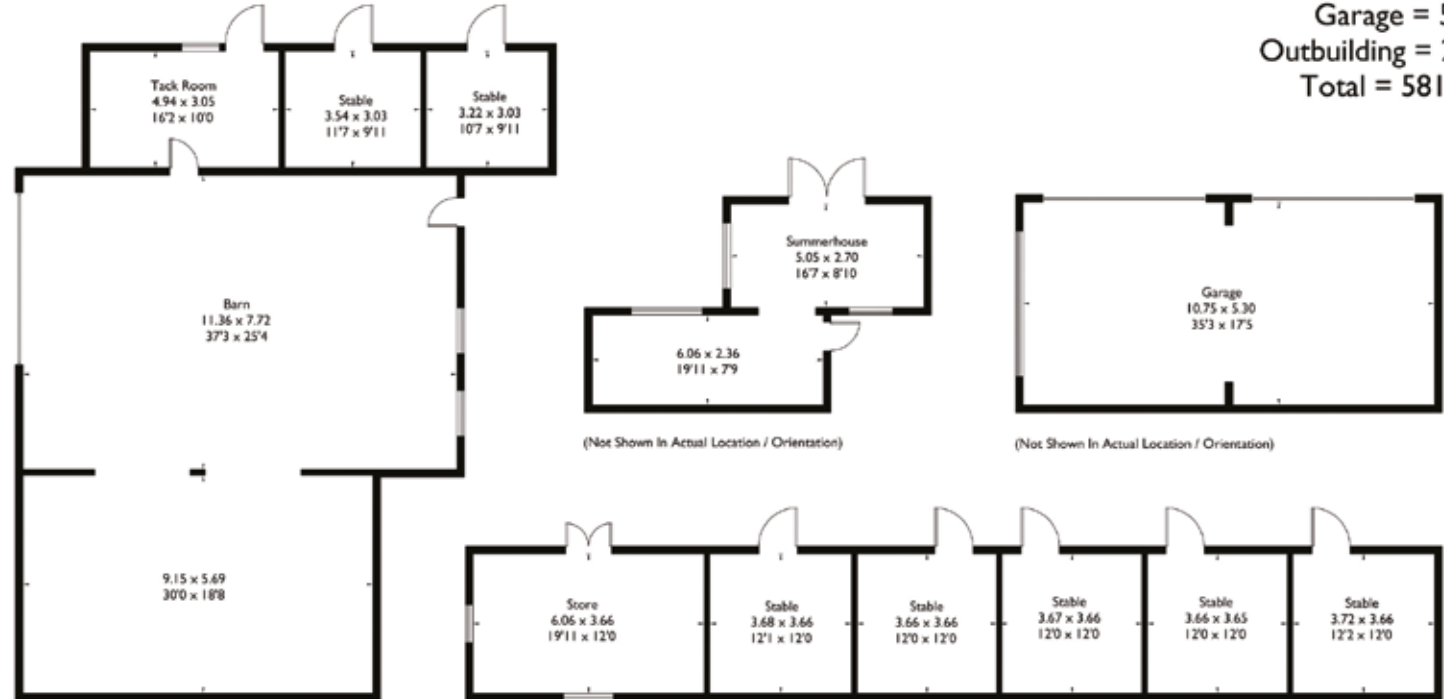
For families, the area is served by outstanding schools. Spalding High School and Spalding Grammar School are both highly rated state schools with excellent academic records, while Ayscoughfee Hall School offers a respected independent preparatory education. Additionally, Wisbech Grammar School, one of the oldest schools in the UK, is known for its exceptional results and university placements, including Oxford and Cambridge. The local community is welcoming and vibrant, with farmer's markets, countryside walks, and various social clubs offering an enriching and fulfilling lifestyle.

A Unique Opportunity

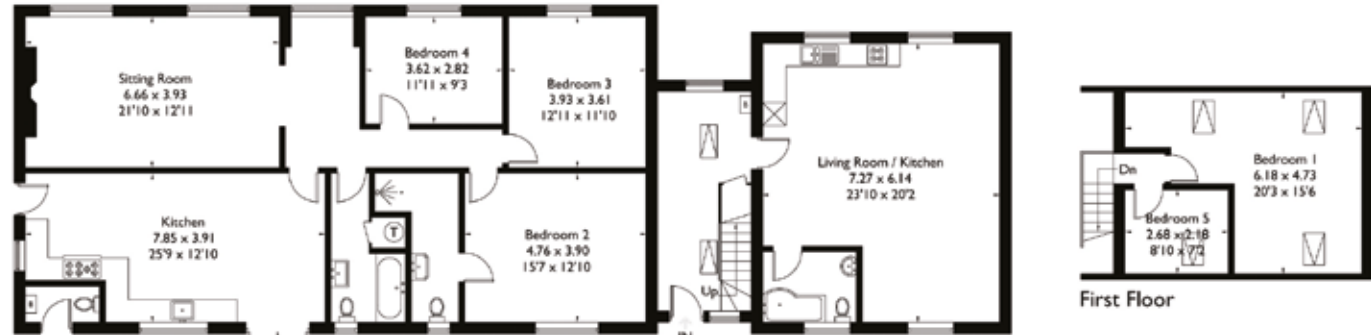
With its combination of flexible living arrangements, outstanding equestrian facilities, and a picturesque rural setting with excellent transport links, The Paddocks offers a rare opportunity to embrace a country lifestyle without sacrificing convenience. Whether you are looking for a forever family home, a countryside retreat, or an equestrian business venture, this remarkable property is ready to welcome its next owners.



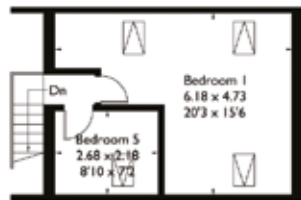
Approximate Gross Internal Area = 225.2 sq m / 2424 sq ft
Garage = 57 sq m / 613 sq ft
Outbuilding = 299.6 sq m / 3225 sq ft
Total = 581.8 sq m / 6262 sq ft



Outbuilding
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 177323

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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.
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LOCAL AUTHORITY: South Holland District Council

SERVICES: Mains Water and Electricity, Septic Tank and LPG Gas Heating

TENURE: Freehold

COUNCIL TAX BAND: C

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.

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.

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Registered Office - 27-29 Old Market, Wisbech, Cambridgeshire, PE13 1NE

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

