



Hillside

Hurn Road | Holbeach Hurn | Lincolnshire | PE12

FINE & COUNTRY





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# KEY FEATURES

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- *A Non-Listed Double Fronted Period Home, Formerly Two Cottages*
- *Set on Approximately an Acre Plot (Subject to Measures Survey)*
- *Situated at the edge of a Quiet Village, Surrounded by Farmlands*
- *Two Front Reception Rooms and a Sizeable Games/Snooker Room*
- *Open Plan Kitchen/Dining/Family Room, Utility/Boot Room and 3 Downstairs WCs*
- *Seven Bedrooms, Three En Suite Shower Rooms and a Family Bathroom*
- *Gravel Drive and Parking Area, Triple Garage with Workshop and a Summer House*
- *Former Stables Offering Space for Office, Studio or Annex (Subject to Planning)*
- *Mainly Lawned Garden with Some Mature Trees and a Small Orchard*





Once two separate farm cottages, possibly dating back to around the 1780s, today Hillside enjoys the benefits of being one, vastly extended and renovated seven-bedroom house. With two reception rooms, a large games room and flexible outbuilding potential, the entire plot rests on roughly one acre of land.

The owners raised two children here for fifteen years, having fallen in love with their home at first sight. “The fabulous mature garden was a delight to behold, the long sweeping driveway set back from the road created a stunning first impression.” Once they saw the space inside, they also realised the potential for modernisation, building on how welcoming the house already felt to them.

The extension work proved a weighty project for the current owners, having completed “a ten-year programme of renovation and modernisation covering every aspect of the property.” They have replaced the roof in slate, added four new bath and shower rooms, and installed underfloor heating in the kitchen and utility room. They stripped old 1970s flock paper from the walls, repainted in Dulux magnolia, fawn green and pastels, and retiled the hallways with Italian porcelains. The porch was treated to a restructure in “robust sandstone, befitting the personality of the property”, topped off with an engraving of the house’s name. “We also built a new large wooden summer house in the grounds with two rooms, heating, lighting and power.”

The biggest single project was the kitchen, removing a supporting wall of the old galley kitchen to create a spacious kitchen dining area with beautiful (previously obstructed) views out across the rear grounds.” Taking up the floor, they discovered “a Victorian brick weave water reservoir under the floor - six feet deep and eight feet long, filled with 100-year-old stagnant water used for animals to drink from.” This led to a well beneath the kitchen’s rear corner, which needed to be filled in and reinforced with new under-floor footings. Despite everything new to the property, original features include marble surround fireplaces, and a large gold-framed mirror the owners believe to have hung there for as many as 100 years.













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Layers of history help give Hillside its characteristic warmth. The same week the owners moved in, a local newspaper ran a 'Days Gone By' feature, about a Holbeach Hurn village fete on Hillside's grounds. In another twist of fate, the celebration in the article was held in May 1955, the month and year one of the owners was born. With the article was a photo of children dancing around a magnificent willow that still stands in the garden. The current inhabitants had this photo framed for the games room, where previous owners regularly hosted Lincolnshire League snooker matches.

The fact this one house has been built from a former two, means most of the rooms are especially spacious. Of the upper rooms in the main house currently in use as bedrooms, even the smallest makes a reasonable cosy double. The owners add that "the views from the master bedroom are spectacular; totally unobstructed farmland as far as the eye can see."

Living areas are given a sense of extra space with the open-plan feeling of archways between rooms. This culminates in the kitchen diner, with German cupboards, granite worktops and splashbacks, and AEG appliances. "I personally designed the large curved central island," says one of the owners, "which is the central feature of the new kitchen and the heart of the house." The island is well made for substantial food preparation or seating space, with a walk-in bay window onto the enclosed courtyard. Also adjoined to the games room by a short step through the utilities, this part of the house is ideal for entertaining, especially during summers spent enjoying the outdoor space long into the evening. The separation the utility room and new double-glazing provides means the games room and bar could get rowdier while the kitchen and patio keep more peace, with close access to WCs for all.

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“We have held many celebrations here, sometimes with over 100 visitors and more than twenty cars parked in the driveway,” the owners remember. “Two couples we know renewed their wedding vows in the garden, and last year young friends of ours held their wedding reception here, with 120 guests in a large marquee erected in the grounds.” At the end of the sweeping rear garden, a small orchard includes a fig bush, and apple, cherry, damson and plum trees, providing a natural high enclosure against the expanse of fields beyond.

The former stable is offering extra space and it could easily be turned into a guest accommodation, studio or home office, subject to planning.

To the left of the house from the road is an open plot offering an incoming purchaser the opportunity to separate it from the property and apply for planning for a stand-alone residential dwelling.

The location is one of the owners’ favourite features, with its open farmland near The Wash and the natural beauty by the bay. The wider area balances picturesque countryside with convenience and connections. King’s Lynn, Wisbech, and of course the town of Spalding itself are all easily reached by the nearby A17, as is the characterfully historic city of Lincoln.

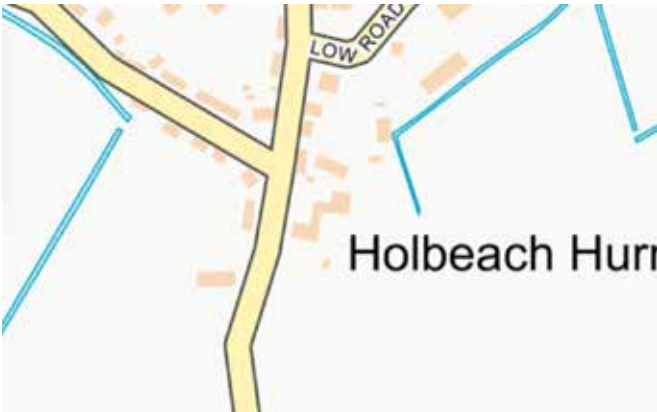
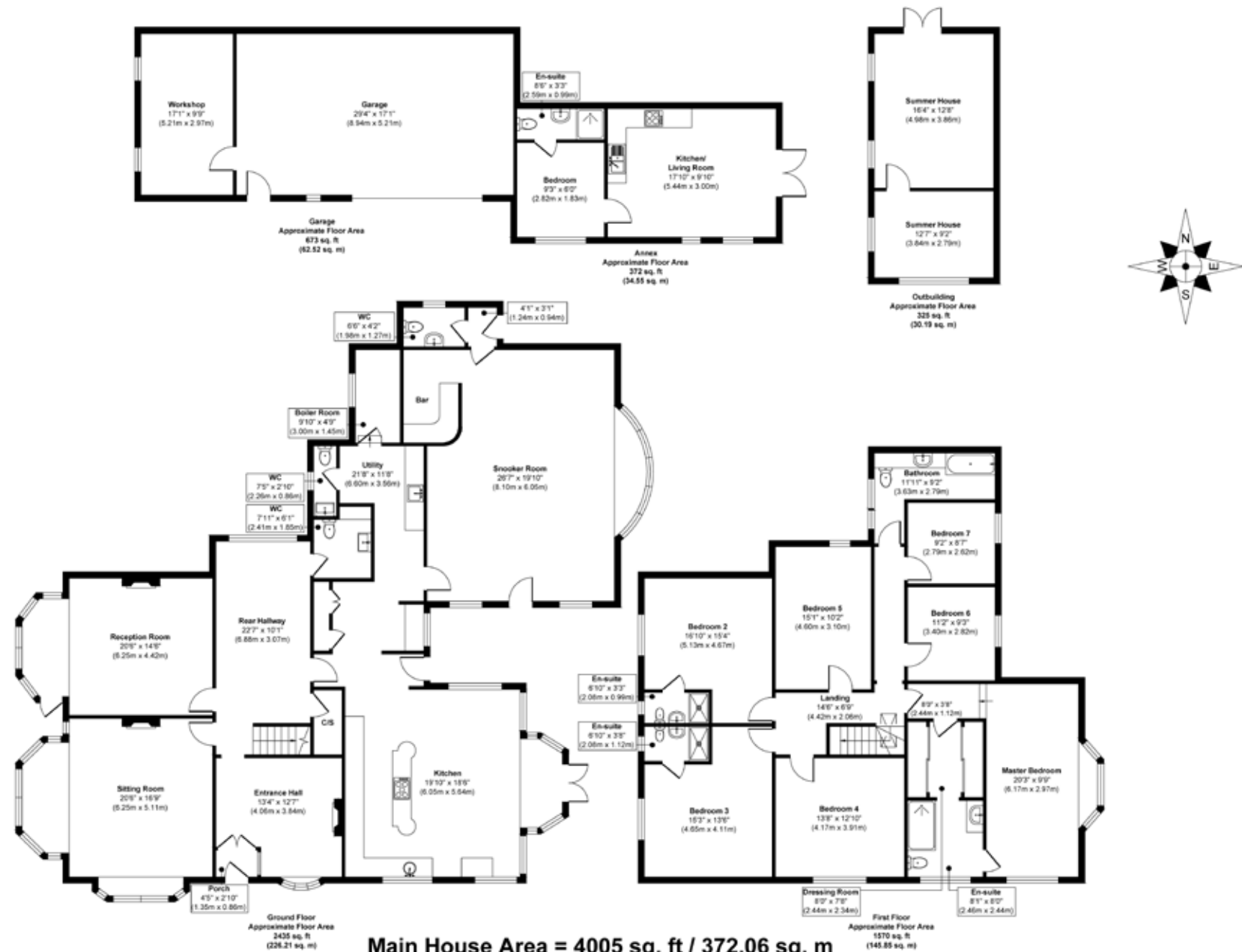
At home, they have found joy in “bringing the property back to life and turning it into a modern characterful house.” They have successfully made a contemporary home in comfortable, peaceful sympathy with its pastoral surroundings and history, which visitors pick up on too. The fine balance is best and humbly described by the owners themselves: “Although large it is not an imposing mansion, but has a family oriented, almost cosy aura.”











**LOCAL AUTHORITY:** South Holland District Council

**SERVICES:** Mains Electricity and Water, Septik Tank and Oil Fired Central Heating - some of the rooms benefit from underfloor heating including kitchen, utility room, master en suite and family bathroom

**Council Tax Band:** F

**TENURE:** Freehold

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