



Low Withens

102 Eaigate Road | Moulton Eaigate | Lincolnshire | PE12

FINE & COUNTRY

KEY FEATURES

- *A Sympathetically Extended, Non-Listed, Victorian, South Lincolnshire Former Farmhouse*
- *Located In The Fenland Hamlet of Moulton Eaugate, a Short Drive Away From Moulton Chapel*
- *Set In Attractive Rual Location Without Immediate Neighbours, Surrounded by Open Farmland*
- *Family Room, Dining Room, Sitting Room, Kitchen/Breakfast Room, Utility Room, and WC*
- *Five Bedrooms: The Principal Bedroom with En Suite and Walk-in Wardrobe, Plus a Family Bathroom*
- *Approximately 0.25 Acre Plot (STMS) With Front and Rear Mature, Well-Presented Gardens*
- *Five Bar Entrance Gate, Garvel Forecourt with Off-Road Parking Plus Attached Double Garage*
- *Total Accommodation, Excluding Garage, Extends to Approximately 2125 Sq.Ft.*





Tucked into a quiet corner of the Lincolnshire countryside, Low Withens is a handsome former farmhouse offering space, seclusion and a genuine sense of home. Set in just under a quarter of an acre and surrounded by open fields, it combines period charm with everyday practicality, and feels well placed for anyone seeking a quieter pace of life, without feeling cut off.

The original part of the house dates back to the 1880s and once formed part of the Crown Estate. A later extension added in 2000 includes a double garage, utility and an additional sitting room, creating a layout that's ideal for modern family living. Over the last twelve years, the current owners have carried out a number of thoughtful improvements – including lime repointing the original brickwork, replacing all the windows and doors, and developing the gardens – all with a clear respect for the property's character.









There are two main reception rooms. One has exposed brickwork and a multi-fuel burner and it is connected with the dining room through wide opening which creates more of an open plan feel. This room is especially loved during the winter months, where the owners have enjoyed family Christmases and evenings around the fire. The second, part of the extension, offers garden views and French doors out to the rear – a calm, comfortable space to retreat to, or to enjoy breakfast in the morning sun. At the centre of the house is the kitchen and breakfast room, which has a traditional feel with a Belfast sink, range cooker, walk-in pantry and central island. The layout flows well, with a separate utility, cloakroom and internal access to the garage.

Upstairs are five bedrooms, including a generous principal suite with dual-aspect views, a walk-in wardrobe and an en suite shower room. A wide landing provides space for a reading corner or additional seating, and the family bathroom includes both a freestanding roll-top bath and separate shower. The overall feel throughout the house is welcoming and characterful, with a considered mix of traditional features and more striking decorative touches that reflect a clear sense of style and attention to detail.









The house has gathered a few stories along the way. Originally part of the nearby Whaplode Estate, it's also rumoured to have been home to a record producer in the 1980s – “a proper party house,” as one neighbour told the owners when they arrived. Today, it offers calm, space and a genuine connection to nature – a haven for a family who had originally set out to downsize, but ended up upsizing after falling for the house and its setting. In their words, “the best mistake we ever made.”

And the setting plays a huge part in the lifestyle here. Wildlife is a daily feature – deer, hares, owls and a wide variety of birds are frequent visitors – and the views stretch uninterrupted in all directions. The front of the house enjoys spectacular sunsets, while to the rear, sunrises. On a clear night, the stars put on a show, and the owners have even watched the northern lights from the garden.

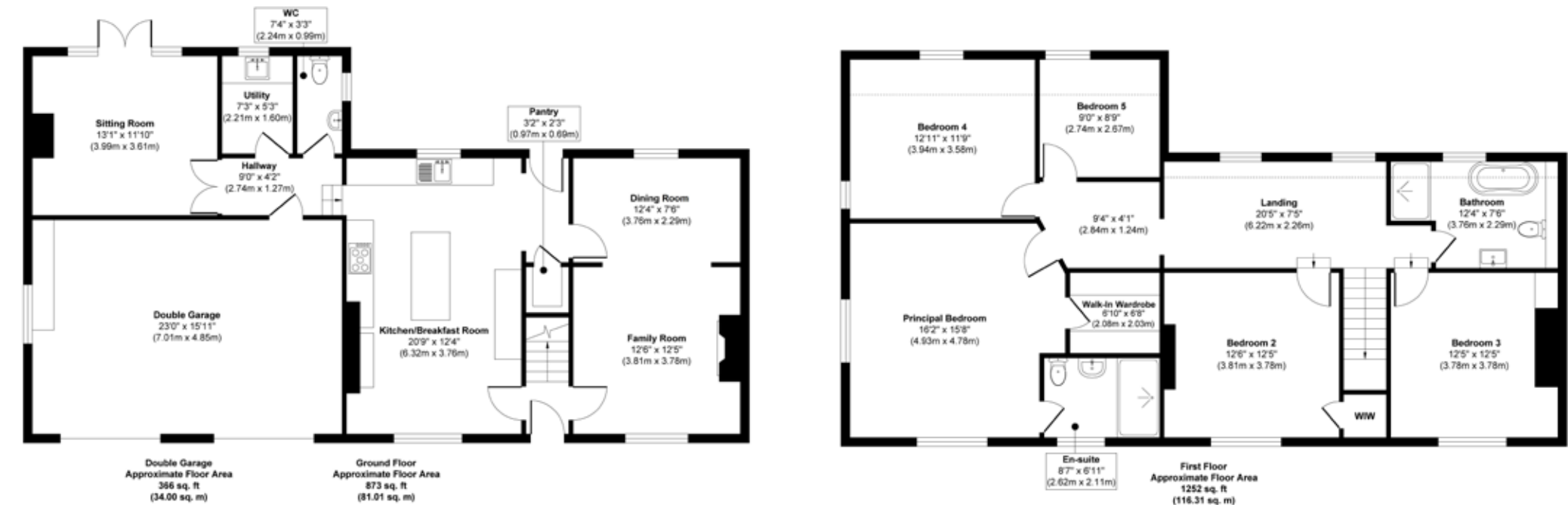




Moulton Chapel village is a short drive away, with a local shop, post office, pub, butcher and a well-regarded primary school. The surrounding area has a strong sense of community, with annual traditions like the tulip parade, vintage tractor runs and other local events that bring people together. For those who love the outdoors, there is a gliding club, small airfield and a premier shooting ground nearby. The Wash and Norfolk Coast are within easy reach by car Spalding is around seven miles away for wider amenities, and Peterborough – roughly a 25-minute drive – offers direct trains to London in under an hour.

Low Withens is a property with real presence – a home that balances character and comfort in equal measure. Quietly set, carefully maintained and full of personality, it offers a rare chance to enjoy rural living without compromise.





Approx. Gross Internal Floor Area
Main House = 2125 sq. ft / 197.32 sq. m
Garage = 366 sq. ft / 34.00 sq. m
Total = 2491 sq. ft / 231.32 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.



LOCAL AUTHORITY: South Holland District Council

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

TENURE: Freehold

COUNCIL TAX BAND: D

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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