



Bramley Lodge  
Damgate Road | Holbeach | Lincolnshire | PE12





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# KEY FEATURES

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- *An Attractive, Substantial, Modern, South Lincolnshire Family Home*
- *Situated on the Outskirts of Holbeach, Within Walking Distance to Amenities*
- *Enjoying a Generous Plot of Approximately 0.75 Acres (STMS)*
- *Spacious Entrance Hall with Oak Staircase and Galleried Landing*
- *Reception Room, Dining Room, Garden Room, Kitchen/Breakfast Room*
- *Secondary Entrance with Secondary Staircase, Study and Utility Room*
- *Four Double Bedrooms, Two with En Suite and a Family Bathroom*
- *Sizeable Games Room Over Double Garage, Offering Scope for Further Bedrooms*
- *Electric Gates, Large Paved Drive and Forecourt, Attached Double Garage*
- *Enclosed Front and Rear Gardens, Predominantly Lawn with Mature Trees*
- *The Accommodation (Excluding Garage) Extends to 4,974 Sq. Ft.*



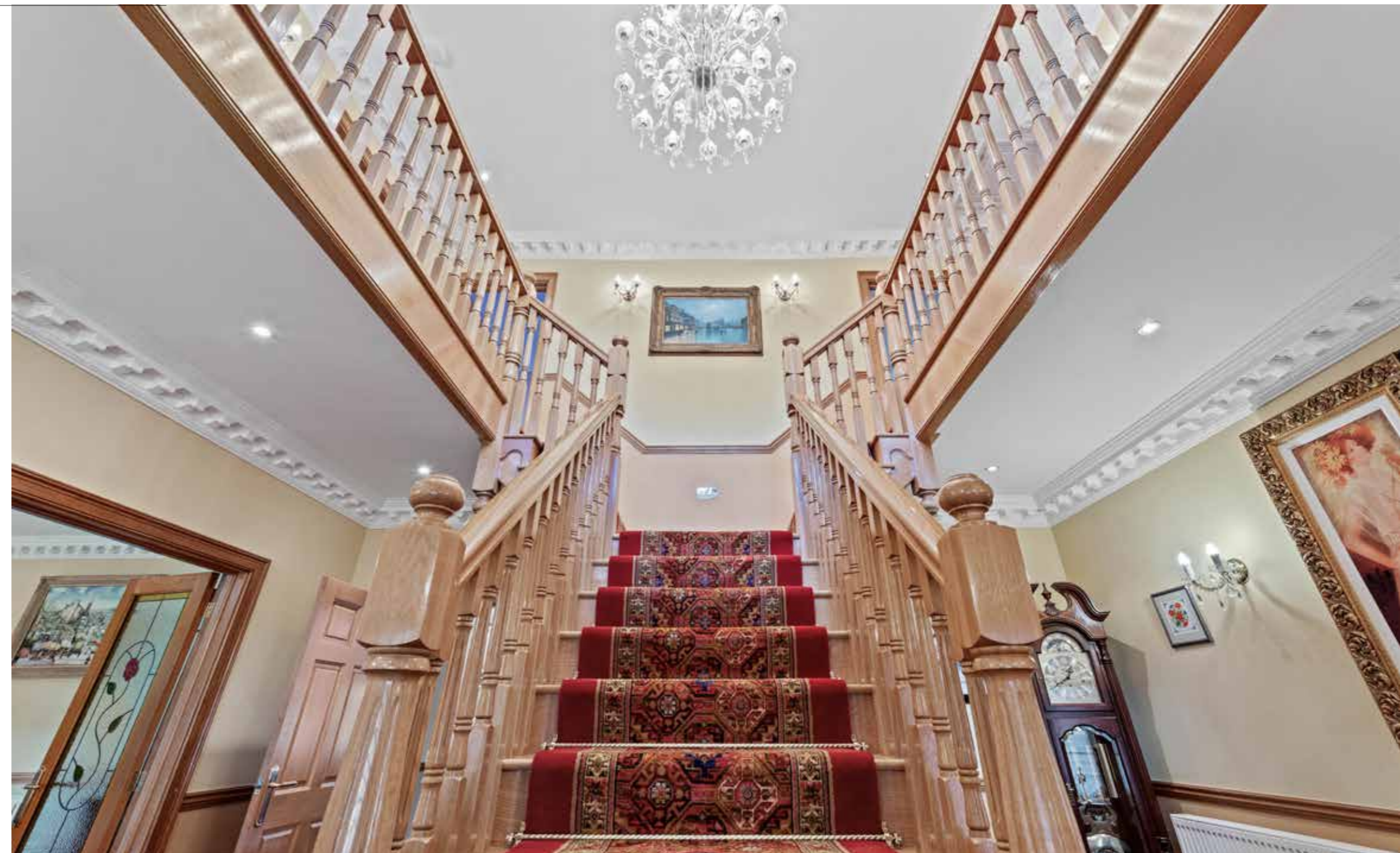




Bramley Lodge is a remarkable testament to lifelong dedication to the construction industry, embodying years of experience and expertise. Exceptionally well-built with solid wood elements, a reinforced concrete floor, and extensive plumbing and electrical features, this home ensures durability and functionality. From the moment you enter, the unparalleled craftsmanship and meticulous attention to detail are evident, seamlessly blending modern comfort with the elegance of bygone eras. Unique touches like feature coving, solid doors, and elegant light fittings complement handcrafted elements and bespoke furniture, reflecting high artistry throughout. More than just a home, Bramley Lodge is a legacy of craftsmanship and family values, offering a unique and serene living experience.

“This house is the culmination of many years of experience in the construction industry. As my father approached retirement and wished to sell the business, he wanted to create a unique property with no expense spared.” – says the seller. We can truly attest to the sheer craftsmanship that has gone into this home.

As you step into this timeless home, you are immediately enveloped in an aura of eternal charm and unchanging elegance. The grand hallway, with plush carpeted flooring and a majestic central staircase, welcomes you with an enduring sense of grace. To the right, the tradition-rich dining room, bathed in natural light, features neutral walls with classic wood accents, creating an inviting space perfect for unforgettable gatherings and lifelong memories.











The kitchen, an enduring hub of family life, combines functionality with lasting beauty. Featuring light wood finishes and resilient stone worktops, this space is designed for both the everyday and the extraordinary. A two-tier centre island invites lingering, whether for a quick breakfast or a leisurely evening meal, while hidden lighting and expansive windows ensure a bright, airy atmosphere that feels perpetually welcoming. Flowing effortlessly into the garden room, with large bay windows and serene views of the meticulously landscaped garden, this area becomes a tranquil retreat — a haven where time seems to stand still.

Adjacent to the garden room, a quiet study offers a steadfast space for contemplation and focus, while the reception room, with its distinguished wood carpentry and harmonious colour palette, stands ready to be personalised, ensuring it remains a space of unending relevance.





Ascending the galleried landing, you enter the principal bedroom, a sanctuary of unalterable appeal. Light wood coving and built-in units, complete with a dressing table, speak of ageless character. The sizeable en-suite bathroom, with twin sinks and an expansive mirror, is designed for moments of tranquil repose, offering a serene retreat where every detail is crafted for lasting comfort.

The second bedroom also features built-in wardrobes and an en-suite bathroom. The third, front bedroom, resplendent with dark wood finishes, includes a built-in wardrobe and a walk-in closet, ensuring everything has its place in this unyielding sanctuary. The fourth bedroom, bathed in a gentle lilac, exudes a perennial cosiness — an ever-relevant space perfect for children or guests. The main bathroom, overlooking the rear, offers both a bath and shower for ultimate convenience.

A standout feature on this floor is the versatile games room over the double garage. Currently equipped with a pool table, gym, and jukebox, it embodies the home's enduring allure. Whether used as a playroom, gym, or additional bedrooms, this space adds to the home's charm and functionality.















The exterior of Bramley Lodge is equally impressive, thoughtfully designed for both aesthetics and functionality. The electric gated entrance ensures privacy and security while providing easy access. An expansive block-paved driveway offers ample parking space, complemented by a double garage for additional shelter.

The secluded rear garden is a true delight, featuring majestic mature trees, a paved patio terrace and a summer house. The garden offers a sense of spaciousness near the home, gradually transitioning to the shade and privacy provided by well-maintained trees at its far end.





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The location is semi-rural being on the outer perimeter of the market town of Holbeach. Here, there are some excellent amenities including a Tesco and a Co-op, a medical practice, dentists', pubs, restaurants, hairdressers', and a good number of both high street and independent shops. The town has two primary schools and Holbeach Academy secondary school rated Good by Ofsted. The area is known for its food processing and bulb growing in particular, so during the Spring months the surrounding fields are ablaze with colour. The United Kingdom's largest supplier of tulip and daffodil bulbs is situated to the north of the town.

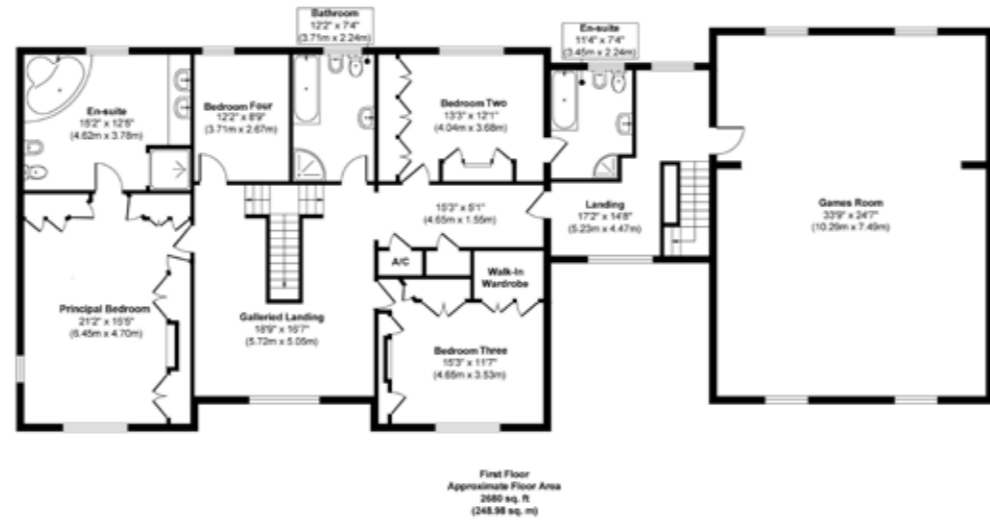
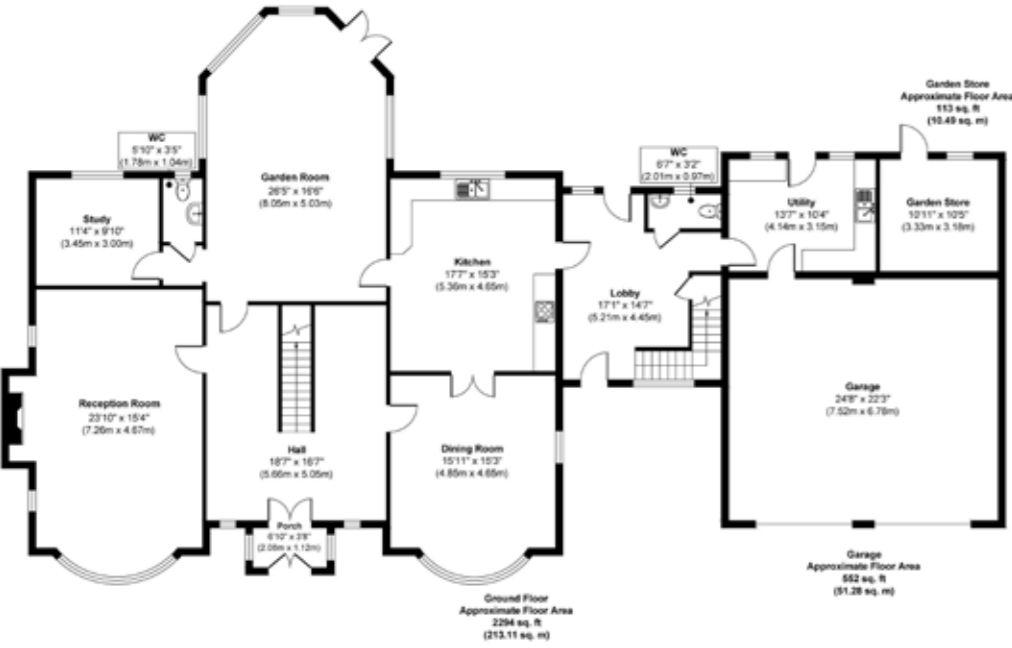
Holbeach lies 8 miles east of the Georgian market town of Spalding where there are excellent state grammar schools in catchment as well as Ayscoughfee Hall, an independent prep school. A very pretty town on the River Welland, sports and leisure facilities abound, along with many shops including Springfields Retail Outlet & Leisure. In the centre of town, there is a train station with frequent services to Peterborough where fast services to London King's Cross take around 45 minutes making the surrounding area popular for commuting yet providing a quiet, rural lifestyle. If driving to Peterborough, the journey is approximately 40 minutes (23 miles). Trains also travel to the Midlands and the North from Peterborough.

To the east, another very attractive historic town, King's Lynn, is less than half an hour's drive (about 20 miles) with the stunning sandy beaches on the North Norfolk coastline, a little beyond. King's Lynn has a direct rail link to London King's Cross with a journey time of 1 hour and 40 minutes.

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**Approx. Gross Internal Floor Area**  
**House = 4974 sq. ft / 462.09 sq. m**  
**Garage = 553 sq. ft / 51.37 sq. m**  
**Garden Store = 113 sq. ft / 10.49 sq. m**  
**Total = 5640 sq. ft / 523.95 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**LOCAL AUTHORITY:** South Holland District Council

**SERVICES:** Mains Water and Electricity, Cesspool and Gas Central Heating

**TENURE:** Freehold

**COUNCIL TAX BAND:** F

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