



The Old Coach House

2a Thomas De Moulton Way | Holbeach | Lincolnshire | PE12 7BW

FINE & COUNTRY

THE OLD COACH HOUSE

- A Contemporary Style, Town Barn Conversion
 - Discreet Location, Partially Walled Garden Providing Privacy
 - CCTV Camera Installed to the Front of the Property
 - Open Planned Reception Room / Kitchen / Dining Area
 - Four Bedrooms, Two En-suites Shower Rooms and a Family Bathroom
 - Bi-Folding Doors and Underfloor Heating Throughout the Ground Floor
 - Incorporated Garage and Off-Street Parking
 - Manageable Turfed Lawn and Decked Terrace
 - Walking Distance to Shops, Restaurants and Local Park
 - Accommodation Extends to 1,699 sq. ft.
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A cluster of several old buildings once belonging to the manor house in the centre of Holbeach, were converted into homes few years ago, and one in particular which was the coach house, is being offered for sale as a rather special four-bedroom residence. It sits in a central location within a conservation area down a quiet drive serving about three other properties, and is within easy walking distance of all the local amenities.

The property has been beautifully designed to retain a traditional feel on the exterior yet embraces open plan living within, and has all the benefits of modern technology. The evidence of quality natural materials extends inside this beautiful property. The window and door frames are double-glazed timber, there is underfloor heating throughout the downstairs with the hallway and kitchen area having natural slate flooring, the living area has engineered oak floorboards, and the bathrooms have travertine tiled floors. The German kitchen was designed by Kochwork and was manufactured by the wellreputed company Hacker before being shipped across here. All the appliances are also by another German company, Siemens, so the quality is guaranteed to be good.

Another exceptional feature of this house is the wiring. It's all been hard wired throughout the property with every cable hidden away. The main living area has been installed with high tech surround sound with volume control on the speakers, otherwise everything is embedded in the walls. Cabling for a television on the wall is all set up, and the option for further televisions is available in every room. The master bedroom and en suite have speakers installed, and even the garage has been wired for this possibility so the option is there. Other notable features include the LED lighting everywhere and the building is incredibly well insulated due to current planning regulations.



The property is approached down Thomas de Moulton Way and through an automatic timber double gate onto the gravelled forecourt area. Next to the gates you will see a coded pedestrian gate with intercom system. From here a brick walkway leads you to the single garage and main entrance door. The property is of an L-shaped brick construction under a slate roof with dark-stained weatherboard cladding to the front and featuring contemporary-style hoppers and gutters. On the left-hand side there is a decked area running the full length of the property which has access from the open plan kitchen/reception room and ground floor bedrooms. Beyond the gravelled forecourt is a raised lawn area which is bordered with hedging and flower beds, and the brick wall of a neighbour's property to the rear.



The position of the coach house is right in the heart of the Fenland town of Holbeach but enjoys a quiet and peaceful spot down its drive. The drive to the property is opposite the park and the medical centre. Tesco supermarket, high street shops and banks, vets', dentists', restaurants, the primary and secondary schools are all within very easy walking distance making it a superb location.



To arrange a viewing of this property please contact

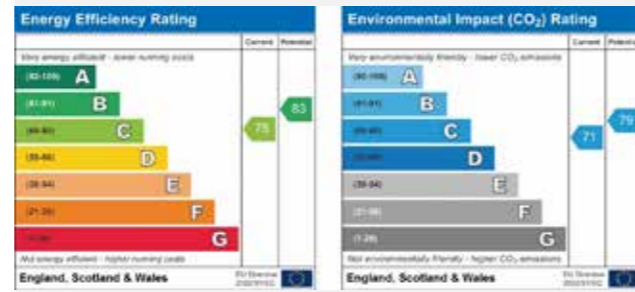
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Energy Graph



Additional Information

LOCAL AUTHORITY: South Holland District Council

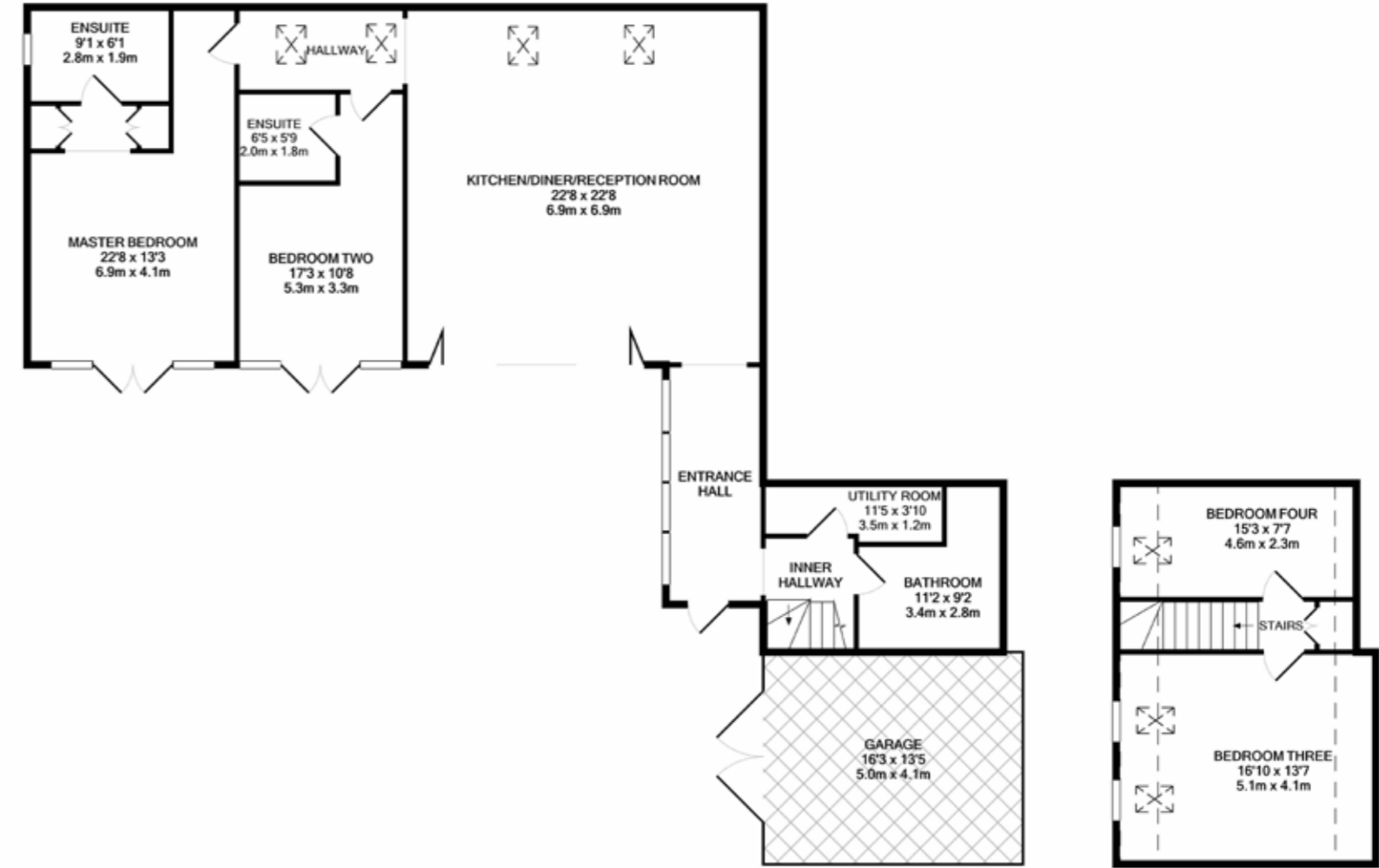
SERVICES: Mains Electricity, Water and Drainage, Gas Central Heating

TENURE: Freehold

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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.



GROUND FLOOR
APPROX. FLOOR
AREA 1314 SQ.FT.
(122.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1699 SQ.FT. (157.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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