



WELLAND BANK, OFF EASTGATE, DEEPING ST JAMES, PE6 8RE

**£850,000 FREEHOLD**

WHAT A LOCATION, WHAT A HOME, SET ON THE BANKS OF 100 ACRE LAKE WITH FISHING RIGHTS AND UNBELIEVABLE VIEWS, THIS BESPOKE FAMILY HOME COMES WITH 10 ACRES AND ITS OWN ACRE AND A HALF LAKE (STMS), STABLES AND COPSE. SET ALONG A PRIVATE ROAD WHICH MEANDERS ALONG THE BANKS OF THE RIVER WELLAND.

Market Deeping | 01778 347098 | [marketdeeping@winkworth.co.uk](mailto:marketdeeping@winkworth.co.uk)

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What a location, what a home, set on the banks of 100 acre lake with fishing rights and unbelievable views, this bespoke family home comes with 10 acres and its own acre and a half lake (STMS), stables and copse. Set along a private road which meanders along the banks of the river Welland.

Wow, what a driveway, meandering along the banks of the river Welland, a private road leads you to this delightful property set in 10 acres (S.T.M.S) with fishing rights and glorious views over a 100 acre lake, a Site of Special Scientific Interest (SSSI) an outstanding setting for any home

An extended family home with one job, to take in and maximise its beautiful surroundings, with patios door on both floors allowing light and nature to flood in, two first floor balcony's with uninterrupted views of the countryside

The Grounds stretch to 10 acres (subject to measured survey) the property sits on 0.67 acres with two further fields flanked by the River Welland adding the additional 9.53 acres. Within the first field is your very own 1.5 acre lake and a brick stable block with phase three electricity, there is both vehicle access and a pedestrian right of way to the field which is also

home to a copse of trees.

Utility/Boot Room 10'8 x 7'9

Kitchen/Breakfast 20'4 x 12'3

Inner hallway

Cloakroom

Sitting room 22'3 x 13'4

Family Room 22'6 x 11'11

Garden Room 15'9 x 11'7

Split level landing

Guest Bedroom 12'2 x 8'9 with En-suite

Shower Room

Bedroom 17' x 12'3 with Balcony

Bathroom

Bedroom 13'4 x 9'9 (max)

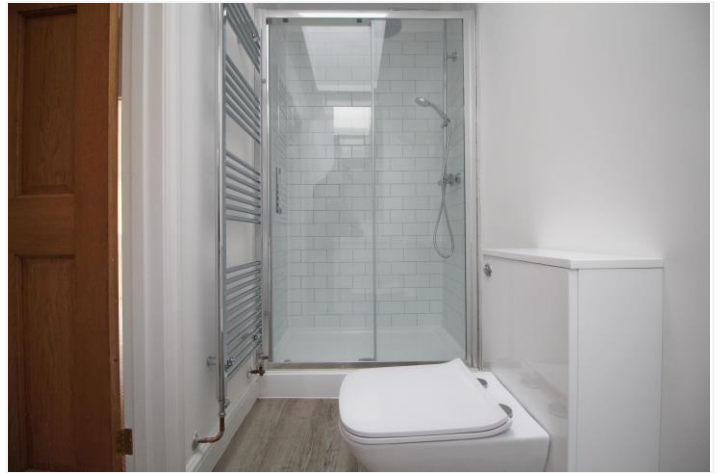
Dressing Room

En-Suite

Principal Bedroom 15'8 x 11'8 with Balcony

This bespoke home, is entered via a utility/boot room which opens through to a long kitchen, stepping down to an inner hallway which opens through to the impressive sitting room, versatile family room and garden room taking in the stunning views. To the first floor are four double bedrooms with an en-suite to a guest room, a shower room and a bathroom, with the principal bedroom entered via a large dressing area with newly added en suite and sliding patio doors onto a generous balcony with cast railings

Having recently undergone a full refurbishment, with newly fitted kitchen, utility room and all new bathroom and shower rooms including the addition of a second en suite to the principal bedroom, with new flooring throughout



GROUND FLOOR  
1203 sq.ft. (111.7 sq.m.) approx.



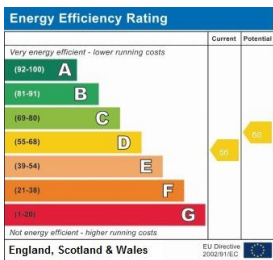
1ST FLOOR  
1144 sq.ft. (106.3 sq.m.) approx.



TOTAL FLOOR AREA : 2347 sq.ft. (218.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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