

CRAWFORD HOUSE

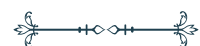
— CROWLAND —



Tucked behind a private wrought iron gate in Crowland's conservation heart, Crawford House serves as a seamless blend of history and contemporary comfort. A Grade II listed home, dating back to the late 17th century, Crawford House is a home overflowing with character, perfectly equipped for modern life.

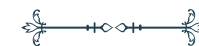
A GRAND ARRIVAL

Beyond the gated gravel driveway an elegant stone and brick façade rises up, crowned with a trio of peaked gables and towering chimneys. Georgian era grandeur resonates in this home's symmetry. Ahead, the arched transom-topped porch and vibrant red front door open into an entrance hallway of grey panelled walls, an embellished staircase, and intricate architraves setting a tone of quiet sophistication.



WORK, REST AND PLAY

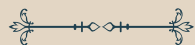
Inside, period details blend effortlessly with modern design. An arched entryway leads to the dining room, where a beam-laden ceiling, alcove storage and an open fireplace create an intimate yet dramatic setting, while the plum-toned front study to the other side of the hallway provides an inspiring workspace with its seamless fitted shelving.





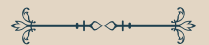
RESPLENDENT RECEPTIONS

The deep blue walls of the drawing room contrast beautifully with its alcoves and beams, while outward-projecting windows offer peaceful garden views. Retreat to the toasty snug, with exposed flagstone flooring and a log burner.



PRACTICAL AND THOUGHTFUL SPACES

A ground-floor cloakroom transforms function into style with leafy green wallpaper and deep blue panelling. Off the entrance hallway, a hidden staircase leads down to a cellar for storage, while the rear hall houses a utility room and an additional shower room, for a home that functions as smoothly as it flows.



WINE AND DINE

The heart of the home, the kitchen, balances classic materials with contemporary convenience. Shaker-style cabinetry in soft stone tones pairs with solid wood worktops and a Belfast sink, while modern appliances, including a bank of ovens and a built-in coffee machine, cater to everyday needs. A breakfast area enhances the sociable feel, with two access points leading to the garden for outdoor dining.





MORE TO DISCOVER

Fitness enthusiasts will appreciate the modern gym, with its high ceilings, spotlights and garden access; a cool and contemporary space. A study to the rear offers flexibility as a library, playroom, or additional sitting room.

Crawford House's dedicated bar rivals any city lounge, featuring marble worktops, integrated optics and a built-in sink and drinks chiller. Pendant lighting strikes the ideal ambience, while a modern inset fire provides a focal point. In summer, doors open onto the decking, making it an ideal space for al fresco entertaining.



REST, REFRESH AND REVIVE

Crawford House unfolds with interconnecting rooms, a flurry of staircases and hidden nooks. Upstairs, the principal bedroom is a sanctuary, featuring panelled walls, a repurposed fireplace-turned-shoe-shelving in its Art-Deco-inspired dressing room, and a spa-like en suite shower room.



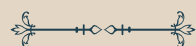
WHAT WE LOVE...
“Much more than a house steeped in history, Crawford House is a lifestyle home. A place where heritage meets contemporary living, offering space for work, play and entertaining. Spacious yet intimate, full of character yet perfectly suited for modern life, this is a home designed for those who appreciate both history and modern comfort.”



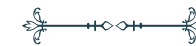


Generously sized front-facing bedrooms bask in natural light, with winter views stretching to the Crowland Abbey ruins after the leaves have fallen. A third double bedroom offers an atmospheric perspective of the historic site.

A rolltop bathtub takes centre stage in the family bathroom, enveloped in rich forest green tones, bringing the outdoors in, while an additional shower room adds convenience.



On the second floor, beams shape the sloping ceilings, and three additional bedrooms share a stylish modern shower room.





GARDENS AND OUTDOOR LIVING

Outside, the front garden faces east, while the rear garden enjoys a private, sun-drenched southern aspect. Relax beneath the shelter of the verandah, offering a tranquil retreat framed by mature hedging. A spacious patio is perfectly positioned for al fresco dining, while gravel pathways lead to a secluded terrace, ideal for drinks in the evening sunshine. In spring, daffodils carpet the landscape.

Adjacent to the home, the bar area extends onto its own patio, bordered by raised vegetable beds and planted borders.



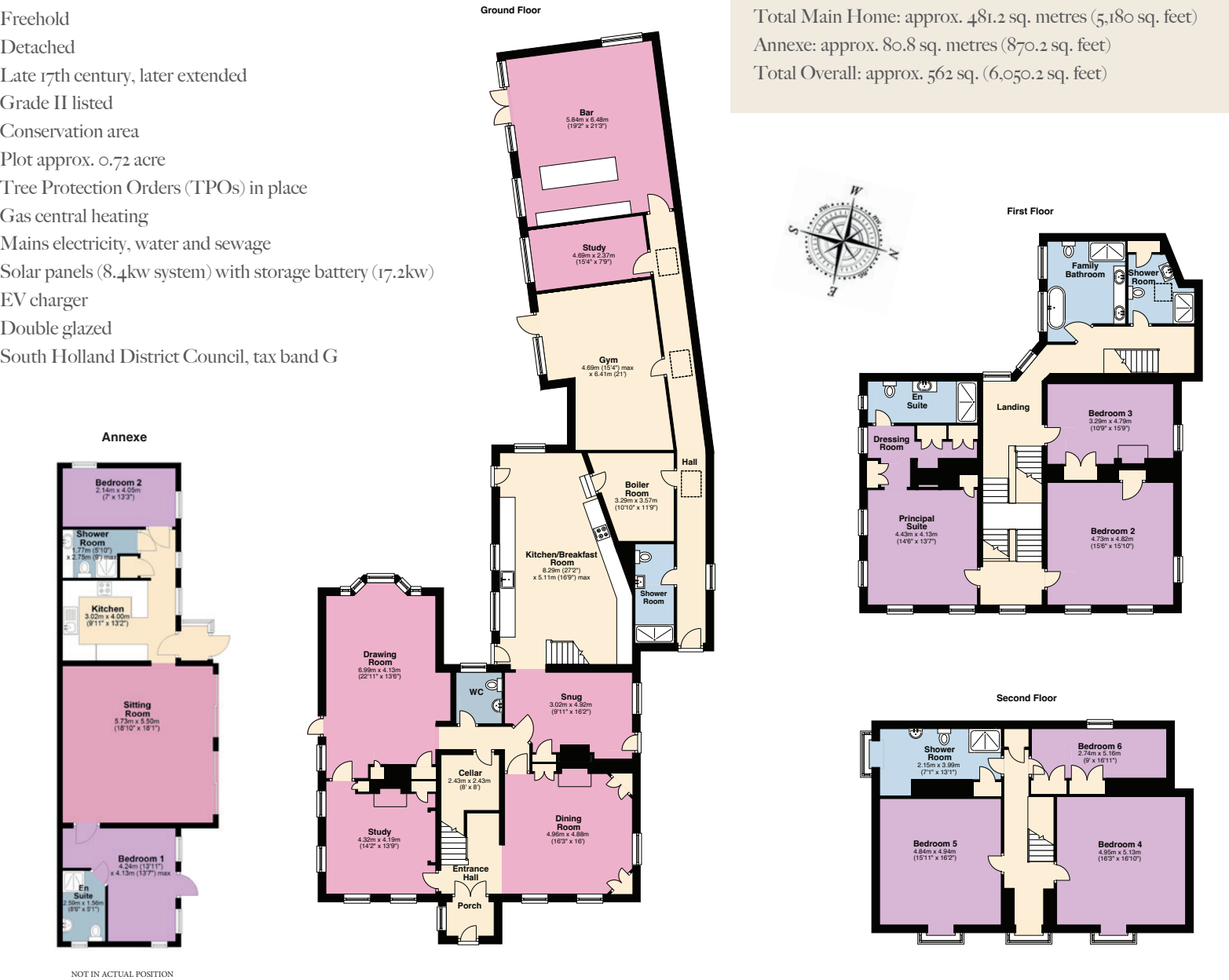
THE OLD STABLES

Beyond the main home, a white picket gate leads to The Old Stables, a self-contained annexe perfect for guests or multi-generational living. A fully equipped kitchen and spacious sitting room open onto a private patio shaded by a pergola. Two en suite bedrooms complete the retreat, which faces out over Snowden Field, a local hub for sports, park runs, and dog walking.



THE FINER DETAILS

- Freehold
- Detached
- Late 17th century, later extended
- Grade II listed
- Conservation area
- Plot approx. 0.72 acre
- Tree Protection Orders (TPOs) in place
- Gas central heating
- Mains electricity, water and sewage
- Solar panels (8.4kw system) with storage battery (17.2kw)
- EV charger
- Double glazed
- South Holland District Council, tax band G



Ground Floor: approx. 263.3 sq. metres (2,834.2 sq. feet)
First Floor: approx. 129.1 sq. metres (1,389. 8 sq. feet)
Second Floor: approx. 88.8 sq. metres (956 sq. feet)
Total Main Home: approx. 481.2 sq. metres (5,180 sq. feet)
Annexe: approx. 80.8 sq. metres (870.2 sq. feet)
Total Overall: approx. 562 sq. (6,050.2 sq. feet)



OUT AND ABOUT IN CROWLAND

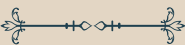
Country living comes with convenient connections at Crawford House, just a 15-minute journey from Peterborough's mainline train station, while Crowland itself is overflowing with community spirit.

Crowland's biennial Siege of Crowland Abbey re-enactment, brings the past to life, another connection with the 1600s heritage of Crawford House, with other celebratory events featuring fireworks and festivities, all adding to the rich tapestry of the town's charm. Pubs, restaurants, a medical centre and a leisure complex ensure all modern conveniences are within easy reach.

Iconic landmarks, including Trinity Bridge and the Crowland Abbey ruins, reflect its historic past. Families can enjoy the benefit of several local schools including South View Community Primary School and The King's Cathedral School in Peterborough. Independent options include Wisbech Grammar School, Peterborough School and Ayscoughfee Hall School in Spalding.

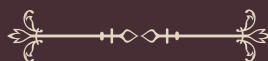
LOCAL DISTANCES

- Market Deeping 8 miles (16 minutes)
- Spalding 10 miles (17 minutes)
- Peterborough 10 miles (20 minutes)
- Wisbech 18 miles (29 minutes)
- Bourne 17 miles (29 minutes)
- Stamford 15 miles (32 minutes)





Crowland House, South Street, Crowland, Peterborough PE6 0AJ



To view please call the team on
01832 770 969 | team@pelhamjames.co.uk | pelhamjames.co.uk

