



Station House Station Road, Moulton, PE12 6QE

£650,000

- **Historic Railway Station:** Former working railway station from 1858 until its closure in 1959 for passengers and 1964 for goods, offering a unique piece of history.
- **Converted and Extended:** Thoughtfully converted and extended to provide modern living spaces across two floors.
- **Period Features:** Retains many original character elements, blending heritage with contemporary comforts.
- **Preserved Platform and Waiting Rooms:** Features the original platform and waiting rooms, preserving the station's historical charm.
- **Weigh Office with Original Weigh Plate:** The original weigh office, complete with the historic weigh plate, adds authenticity and historical value.
- **Ideal for Railway Enthusiasts:** A dream home for those passionate about railways and preserving historic landmarks.
- **Picturesque Location:** Set in the charming village of Moulton, Lincolnshire, offering a tranquil countryside setting.
- **Unique Opportunity:** A rare opportunity to own a historic and one-of-a-kind property that is a testament to Lincolnshire's past.

Historic Railway Station Home in Moulton, Lincolnshire

Step back in time with this extraordinary property, a former railway station steeped in history and charm. Originally operating as a working railway station from 1858 until its closure in 1959, this unique residence has been thoughtfully converted and extended to offer extensive accommodation over two floors.

Boasting an array of period features, the property retains its original character while providing modern comforts. Visitors will discover the preserved platform and waiting rooms, along with the weigh office complete with the original weigh plate—a testament to its rich heritage.

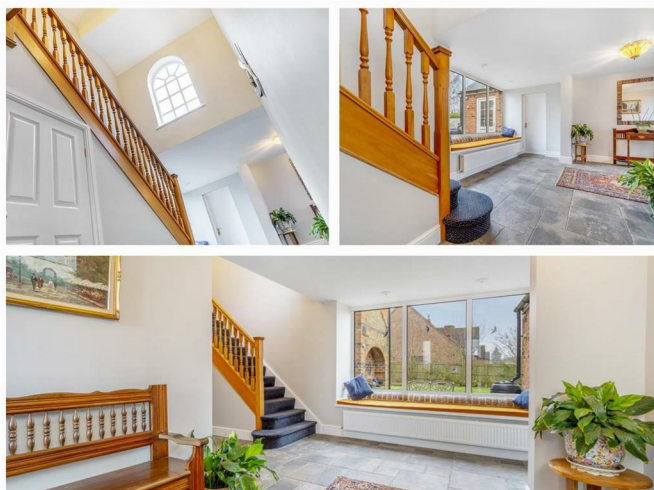
This exceptional home is a dream for railway enthusiasts or those with a passion for preserving history. Set in the picturesque village of Moulton, Lincolnshire, it offers an unrivaled opportunity to own a rare and special piece of the county's past.

Schedule your viewing today and prepare to be captivated by this one-of-a-kind property.

Entrance Hall 10'2" x 16'10" (3.10m x 5.15m)



Step into a welcoming and stylish entrance hallway, featuring a durable composite door that sets the tone for the quality found throughout the home. The space boasts stone effect tiled flooring underfoot, and a door provides convenient internal access to the double garage, while a staircase leads to the impressive galleried landing above, offering a glimpse of the home's spacious and characterful layout.



Cloakroom 6'10" x 4'11" (2.09m x 1.50m)



The WC is a charming and functional space, featuring a PVCu double-glazed window to the side that provides natural light. A skimmed ceiling and tiled flooring enhance the room's clean and polished aesthetic, while a radiator ensures comfort. The fitted heritage-style WC and wash hand basin, complete with a tiled splashback, add a touch of classic elegance to this thoughtfully designed room.

Lounge 21'6" x 19'9" (6.57m x 6.04m)



The lounge is a beautifully appointed space that

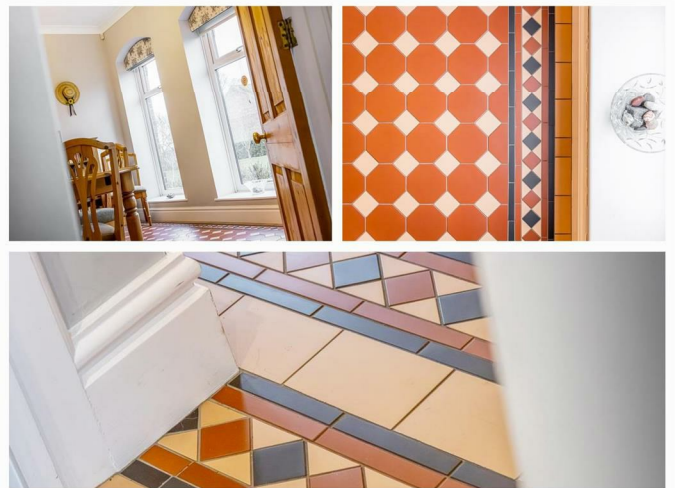
seamlessly combines comfort and character. A PVCu double-glazed bay window to the rear, complete with a charming window seat, invites in natural light and offers a tranquil garden view. French doors to the side provide further access to the gardens, enhancing the connection to the outdoor space. The room features local Alford solid oak flooring and spot lighting, adding warmth and sophistication. A standout feature is the exposed brick fireplace, housing an inset multi-fuel burner beneath a solid wood mantel—creating a cozy and inviting focal point for this exceptional living area.



Formal Dining Room 14'3" x 12'5" (4.36m x 3.81m)



Formerly the ladies' waiting room, the formal dining room is a distinctive and elegant space steeped in history. Three arched PVCu double-glazed windows to the side overlook the preserved platform, creating a unique and atmospheric backdrop. The period-style tiled flooring further enhances the room's character. This exceptional setting offers the perfect blend of charm and functionality for hosting memorable meals and gatherings.



Study 11'9" x 14'3" (3.60m x 4.35m)



The study is a characterful and inspiring space, perfectly suited for work or reflection. A PVCu double-glazed window to the front provides a view of the historic station yard, while an ornate cornice adds a touch of elegance to the ceiling. The local Alford solid wood flooring enhances the room's warmth and charm, complemented by a recessed bookshelf for added practicality. A brick open fireplace serves as a striking focal point.



Kitchen Diner



Once the bustling ticket and parcel office, added circa 1910, the kitchen diner now serves as a wonderful reception area, blending historical significance with modern functionality. This spacious and inviting area retains its period charm while offering a practical layout for everyday living and entertaining. Large windows fill the space with natural light, highlighting its unique character. Thoughtfully designed for both form and function, this remarkable room honors its heritage while providing a contemporary setting for culinary creations and shared meals.



Kitchen 14'7" x 15'7" (4.45m x 4.75m)



The kitchen is a beautifully crafted space created in 2018 that seamlessly combines style and practicality. PVCu double-glazed windows to the side fill the room with light, while recessed ceiling spotlighting enhances the bright and welcoming ambiance. The tiled flooring complements the hand-built, Birch wood painted base units, topped with luxurious granite worktops and matching upstands. A central island unit with solid oak doors has power connected and provides additional workspace and versatility. The kitchen features an inset Belfast sink, space for a range-style cooker, and provisions for a dishwasher. An integrated freezer completes this thoughtfully designed culinary haven.

Dining Room 8'0" x 13'11" (2.44m x 4.25m)

The dining room is a bright and versatile space, featuring PVCu double-glazed windows to the side and rear that frame delightful garden views. A stable door opens directly to the garden, seamlessly blending indoor and outdoor living. The tiled flooring adds practicality and charm, while doors lead to both the utility room and a walk-in pantry, ensuring effortless functionality. This inviting room is perfect for family meals or entertaining in style.

**Walk in Pantry 6'7" x 4'9" (2.01m x 1.45m)**

The walk-in pantry is a practical and well-organized space, featuring a window to the side that brings in natural light. Built-in shelving provides ample storage, making it an ideal solution for keeping kitchen essentials neatly arranged and easily accessible.

Utility Room 6'7" x 8'10" (2.01m x 2.70m)

The utility room is a functional and practical space,

featuring a half-glazed external entrance door for easy access. A single drainer stainless steel sink unit, set within a tiled surround, is complemented by cupboards beneath for convenient storage. The room also boasts a tiled splashback and plumbing, with space for a washing machine. The tiled floor adds durability, while pine-panelled walls bring warmth and character.

Landing 9'6" x 4'9" (2.91m x 1.45m)

The spacious landing is a bright and airy space, highlighted by a striking multi-pane arched window that allows natural light to flood the area. A galleryed spindle landing adds an elegant touch and enhances the sense of space. Doors lead to the bedrooms and bathroom, while a built-in airing cupboard with a hot water cylinder and slatted shelving provides practical storage. This charming landing is the perfect central hub for the upper floor.

Bedroom 1 19'9" x 19'9" (6.04m x 6.04m)

The principal bedroom is a generous and tranquil retreat, featuring PVCu double-glazed windows to the side and rear that offer pleasant views and plenty of natural light. The room is finished with coving to the skimmed ceiling, adding a touch of elegance. Built-in full-height wardrobes provide ample storage with integrated hanging space and shelving. A door leads to the ensuite, creating a private and comfortable haven for relaxation.

**En-suite 8'6" x 9'2" (2.61m x 2.81m)**

The ensuite is a stylish and well-appointed space, featuring a PVCu double-glazed window to the side

that brings in natural light. The skimmed ceiling, complete with an extractor fan, ensures a fresh atmosphere. The floor and full-height wall tiling add a modern and sleek finish. Fitted with a luxurious four-piece suite, the ensuite includes a double-ended bath with a chrome mixer tap, a separate shower cubicle with a rainfall head and hand-held attachment, and a ceramic wash hand basin set in a vanity unit with a chrome mixer tap. The concealed cistern toilet with push-button flush, also housed within a vanity unit, offers built-in storage for added convenience.

**Bedroom 2 6'11" x 10'6" (2.12m x 3.22m)**

Bedroom two is a charming and spacious room, featuring a skimmed and vaulted ceiling that adds a sense of height and character. A PVCu double-glazed window to the side fills the room with natural light, offering pleasant views. The original floorboards enhance the room's period charm, as does the cast iron fireplace, providing a warm and inviting feel. A door leads to the ensuite, adding convenience and privacy to this lovely bedroom.

**En-suite 7'8" x 4'7" (2.36m x 1.41m)**

The second ensuite is a contemporary and well-designed space, featuring a skimmed ceiling with an extractor fan for ventilation. Vinyl flooring adds durability, while a wall-mounted chrome central heated towel rail provides warmth and convenience. The ensuite is fitted with a sleek three-piece suite, including an oversize walk-in shower enclosure with wall boarding and a chrome thermostatic bar shower. The concealed cistern toilet is set in a vanity unit with built-in storage, and the one-piece composite worktop features a moulded wash hand basin, combining practicality with modern style.

Bedroom 3 14'5" x 13'6" (4.40m x 4.12m)

Bedroom three is a light-filled and characterful room, featuring twin PVCu double-glazed windows to the side that offer expansive views and an abundance of natural light. The ornate cornice to the skimmed ceiling adds a touch of elegance, complementing the room's period features. Original floorboards further enhance the room's charm, creating a warm and inviting atmosphere. This well-proportioned bedroom is perfect for family or guest accommodation.

Bedroom 4 12'8" x 14'5" (3.87m x 4.40m)

Bedroom four is a delightful and characterful room, featuring a PVCu double-glazed window to the front. The original floorboards add warmth and charm, while the ornate cornice to the skimmed ceiling enhances the room's period appeal. A cast iron feature fire surround serves as a striking focal point, adding further elegance to this inviting and versatile bedroom.



Bathroom 7'4" x 9'6" (2.25m x 2.91m)



The bathroom is a well-appointed and inviting space, featuring a PVCu double-glazed window to the side. The skimmed ceiling and laminate flooring offer a clean and modern finish, while a shaver point adds convenience. A chrome wall-mounted central heated towel rail provides warmth, complementing the panelled and boarded walls for added texture and character. The P-shaped bath, complete with chrome taps, is complemented by a heritage-style shower riser with both a rainfall head and hand-held attachment. The concealed cistern toilet and ceramic wash hand basin set in a vanity unit with built-in storage provide both functionality and style.



Double Garage 17'5" x 18'3" (5.32m x 5.57m)



The double garage is a spacious and practical area, featuring a double electric up-and-over door to the front for easy access. Power and light are connected, making it a versatile space for both storage and other uses. There is also access to an additional utility/boot room, offering further convenience for everyday tasks or additional storage needs. This large garage is both functional and well-equipped.



Boot Room 16'9" x 8'0" (5.11m x 2.44m)

With PVCu double glazed windows and doors looking out to the gardens. Power, light and water connected and a tiled floor ensures practicality.

Weigh Office 8'0" x 12'4" (2.46m x 3.78m)



Originally used as a weigh office for goods, the building has been thoughtfully repurposed into a convenient brick store. This unique space retains its historical charm, with a characterful curve in the external brickwork, a feature thought to have been the result of contact with a goods lorry in circa 1960. The room offers ample storage while showcasing its rich heritage, making it a distinctive addition to the property with both practical and historical significance.



Gardens



To the front of the property, an extensive tarmac driveway, once part of the former station yard, offers plenty of parking and easy access to the double garage and weigh office. Entry to the main residence is via the entrance hall and utility room from this area. The gardens wrap around the property, featuring a generous lawn bordered by well-stocked flowerbeds and an orchard of mixed fruit trees. A walk along the preserved platform leads to the rear garden, where traditional hedgerows of blackthorn, dog rose and dogwood, bird cherry, hazel and hawthorn add natural charm. The space also includes a polytunnel and an outside formé BBQ area, creating a versatile area perfect for outdoor activities. The showstopper of the garden is the former waiting room, now a stunning structure that could be used for a variety of entertaining purposes, adding a truly unique feature to this exceptional property.



Old Waiting Room 8'0" x 25'2" (2.45m x 7.68m)



The former waiting room, a standout feature of the garden, offers a unique and versatile space with endless potential. Originally serving as a station waiting area, it has been thoughtfully preserved and could now be transformed for a variety of entertaining purposes, from a garden room to a special place for gatherings, further enhancing the charm of this historic property.



Property Postcode

For location purposes the postcode of this property is: PE12 6QE

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

We understand the central heating boiler and electric consumer unit has been replaced in the current vendors ownership.

PLANNING PERMISSION:

It is noted that outline planning permission was granted in 2013 for an additional dwelling within the boundaries of Station House, Potential purchasers are encouraged to contact SHDC for further enquiries should they wish to explore this further.

Verified Material Information

Tenure: Freehold

Council tax band: F

Annual charge: None

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: Wood/Multi Fuel Burner

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice but None over Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage

Building safety issues:

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - very low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: TBC

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

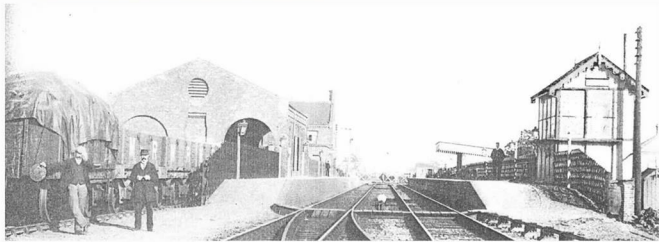
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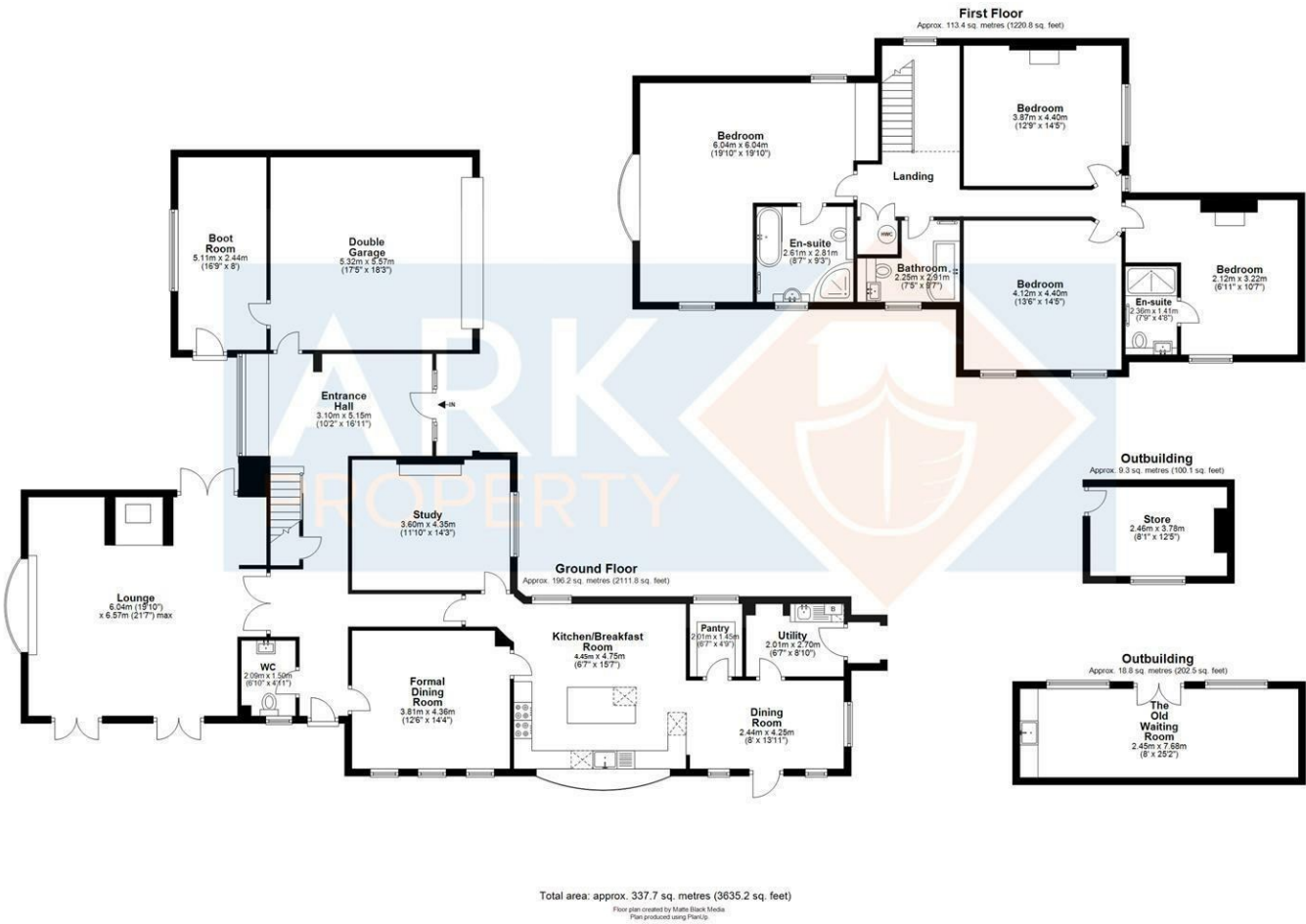
Interesting fact

Queen Elizabeth II visited this traditional red brick, slate roof station in 1945 on her royal trip to Sandringham in 1945.





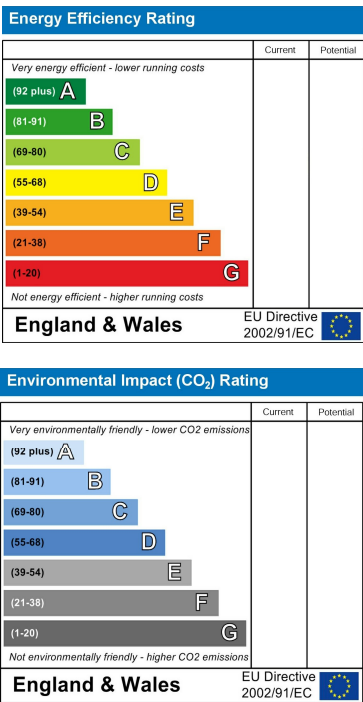
Floor Plan



Area Map



Energy Efficiency Graph



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