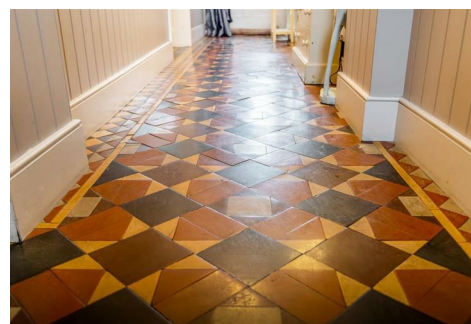




Langtoft House 57 Albion Street, Spalding, PE11 2AU

£650,000

Welcome to Langtoft House, a stunning Grade II listed home in the heart of Spalding, offering beautiful river views of the River Welland to the front. This remarkable property has been carefully renovated, preserving its original charm while incorporating a stylish rear extension that seamlessly blends character with modern living.

At the heart of the home is the spectacular kitchen, featuring a large island and generous space—perfect for entertaining. With its unique blend of history and contemporary design, Langtoft House is truly a must-see.

Schedule a viewing today to fully appreciate this exceptional home!

Welcome to Langtoft House

Located within walking distance of the town centre, Spalding train and bus stations and just a few hundred yards from what will soon be a stunning modern sports and social complex, Langtoft House is an exceptional Grade II listed home that perfectly blends period charm with contemporary living. Carefully renovated over the past decade, this home retains its character while incorporating modern fixtures and fittings throughout.

From the moment you step inside, you are greeted by immaculately kept original Milton tiled flooring, setting the tone for the elegance that follows. To the front of the home, the spacious sitting room is bathed in natural light from its large sash windows with window seats and includes period architrave and coving, enhancing its abundance of character. Opposite, the formal dining room impresses with its grand wooden flooring, intricate detailing around the windows, and charming alcoves—just a few of the many stunning period features throughout. Overlooking the rear garden, the spacious library/study is a standout feature, complete with a bespoke bookcase and a secret door, adding a unique touch of charm and intrigue. Another inviting reception room leads through to the modern kitchen, dining, family room, a bright and open space that overlooks the beautifully established rear garden. The kitchen is truly the heart of this home, designed with both style and practicality in mind. Its large island makes it the perfect hub for family gatherings and entertaining. Just off the kitchen, you'll find a handy utility room, pantry, and cloakroom, with a separate door leading out to the patio.

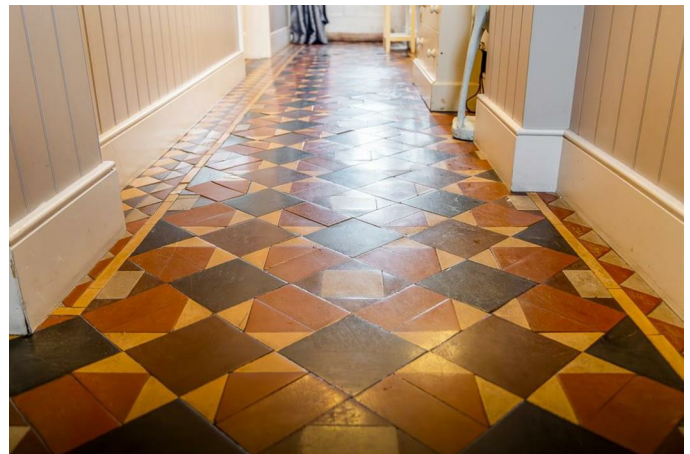
The first floor boasts three impressive bedrooms, each with its own en-suite. The Master bedroom feels like a boutique hotel suite, featuring a grand space with high ceilings, large windows, and lovely river views. The adjoining spacious dressing room and luxurious en-suite—complete with a walk-in double shower and his-and-hers sinks—add a true sense of elegance. Bedroom Two is another generously sized room with river views and a modern en-suite, while Bedroom Three is equally grand, offering ample space and a stylish en-suite bathroom.

At the top of the house, two additional charming bedrooms offer versatility—one currently being

used as a study. The family bathroom is a true retreat, with a freestanding roll top bath positioned in the centre of the room, adding a luxurious touch.

The beautifully maintained gardens reflect the elegance of the home, offering an established, tranquil space to relax and entertain. Despite its central location, Langtoft House provides ample off-road parking for multiple cars, secured behind private gates.

Entrance Hall 25'9" x 3'10" (7.85m x 1.19m)



Wooden part glazed entrance door to the front aspect. Feature Milton tiled flooring. Dado rail. Part panelled walls. Doors leading off to the lounge, dining room, library/office and inner hallway. Door leading out to the rear garden.

Lounge 14'9" x 19'8" (4.50m x 6.00m)



Two picture windows to the front aspect with window seats. Detailed architrave to the walls. Radiator. Feature fire place with surround with tiled hearth and free standing cast iron electric stove fire. Carpeted. Ceiling rose.



Dining Room 15'11" x 18'4" (4.87m x 5.59m)



Two picture sash windows to the front aspect. Wooden flooring. Detailed architrave to the walls. Radiator. Feature fire place with surround with tiled hearth and free standing electric stove fire. Ceiling rose.

Library/Study 12'2" x 19'8" (3.71m x 6.00m)



Single glazed box bay window with stained glass to the rear aspect. Library shelving and storage. Parquet flooring with a carpeted section. Feature fire place with surround with tiled hearth and free standing electric stove fire. Bespoke built bookcase with two fitted lights and a sectional door providing access to the sitting room. Ceiling rose.



Inner Hallway 7'9" x 6'10" (2.37m x 2.09m)

Stairs to the first floor landing. Door leading down to the cellar. Built in storage cupboard. Part panelled walls. Dado rail. Feature tiled flooring.

Cellar

Steps down from the inner hallway leading into two separate areas.

2.17m x 2.05m leading into 2.11m x 4.31m

Family Room 17'7" x 14'1" (5.36m x 4.31m)



Queen Anne Sash window to the side aspect with secondary glazing. Wooden flooring. Fireplace with inset log burner and tiled hearth. Inset television alcove with television point. Radiator.



Kitchen 8'7" x 19'6" (2.62m x 5.95m)



Wooden window to the side aspect. Bespoke quartz worktops with matching wall and base units. Part tiled splash back walls. Space for Rangemaster

oven with fitted canopy extractor hood over. Island with three ceiling lights overhead, a breakfast bar on one side, and soft close drawers on the other. 3 Victorian designed radiators. Wooden flooring. Double bowl Belfast ceramic sink unit with mixer tap over. Integrated Bosch dishwasher. Spot lighting. Fitted shelving. Door opening to the pantry.



Open Plan Living/Dining Area 12'5" x 18'11" (3.80m x 5.79m)



Wooden French doors to the rear and side, with sash windows on either side, opening to the rear garden. A further glazed wooden pedestrian door to the side aspect. Orangery style vaulted sky light giving natural light to the open space. Wooden flooring. Spot lighting. Radiator. Doors leading to the utility room and cloakroom.



Pantry 17'10" x 3'5" (5.44m x 1.05m)

Wooden window to the side aspect. Space for freestanding American style fridge freezer. Shelving and storage space for kitchen items.

Utility Room 8'7" x 5'0" (2.62m x 1.53m)



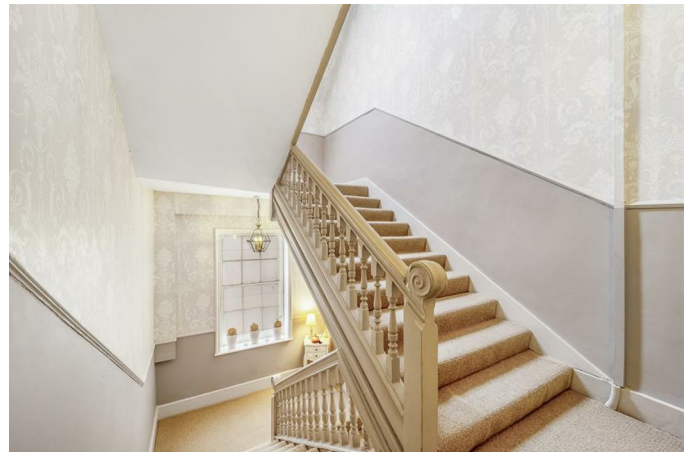
Base and eye level units with solid oak wooden work surface over. Stainless steel sink unit with drainer and mixer tap over. Part tiled splash back walls. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted boiler. Sky light.

Cloakroom 5'0" x 5'1" (1.54m x 1.57m)



Part-glazed wooden door to rear aspect leading to the rear garden. Wash hand basin with tiled splash back. Toilet. Radiator. Wooden flooring.

First Floor Landing 8'0" x 18'4" (2.45m x 5.59m)



Window to the side elevation. Carpeted. Doors leading to three bedrooms. Stairs to the second floor landing.

Master Bedroom Suite 3'11" x 15'9" (1.21m x 4.81m)

An inner hallway leading to the en-suite shower room and bedroom area, with access to the dressing room. Eaves storage.

Master Bedroom 15'0" x 16'3" (4.58m x 4.97m)



Two picture sash windows to the front elevation overlooking the river. Wooden beams to the ceiling. Carpeted. Radiator. Alcove shelving.



Dressing Room 9'1" x 7'10" (2.78m x 2.40m)



Sash window to the front elevation with an inner feature glazed unit. Hanging rails and shelving. Carpeted. Wooden beams to the ceiling.

En-suite 12'11" x 8'10" (3.96m x 2.70m)



Window to the side elevation. Tiled flooring. Victorian style heated towel radiator. Toilet. Twin wash hand basins set in individual vanity units with cupboard space beneath. Partially tiled walls. Walk in double shower cubicle with rainwater head and separate shower attachment over. Spot lighting. Extractor fan.



Bedroom Two 15'10" x 16'6" (4.84m x 5.04m)



Two picture sash windows to the front elevation overlooking the river. Radiator. Built in storage cupboard. Carpeted. Door to en-suite.

En-suite 5'9" x 8'7" (1.77m x 2.64m)



Corner shower cubicle with shower over. Toilet. Wash hand basin. Vinyl flooring. Extractor fan. Partially tiled walls.

Bedroom Three 16'5" x 14'1" (5.01m x 4.30m)



Sash window to the side elevation. Built in storage cupboard. Carpeted. Radiator. Door to en-suite.

En-suite 7'1" x 9'8" (2.18m x 2.95m)



Window to the rear elevation. Corner shower cubicle with shower over. Toilet. Wash hand basin. Carpeted. Extractor fan. Partially tiled walls. Electric wall mounted heater. Built in cupboard housing hot water cylinder.

Second Floor Landing 7'10" x 15'1" (2.39m x 4.61m)



Carpeted. Door to second floor hallway.

Second Floor Hallway

Velux windows. Carpeted. Doors to bedrooms and bathroom.

Bedroom Four 13'7" x 13'5" (4.15m x 4.11m)



Sash window to the front and side elevation, overlooking the river. Carpeted. Radiator.

Bedroom Five 8'7" x 12'0" (2.63m x 3.66m)



Sash window to the front elevation, overlooking the river. Carpeted. Radiator. Large storage cupboard.

Bathroom 12'10" x 11'2" (3.93m x 3.42m)



Sash window to the front elevation, overlooking the river. Free standing roll top bath with handheld shower extension. Toilet. Wash hand basin. Wall mounted boiler. Partially tiled walls. Dado rail. Built in storage cupboard. Wall lighting.

Garden



A set of private timber gates from the main road provides secure and exclusive access to the spacious driveway, which offers ample parking for multiple vehicles. The driveway consists of both a concrete section and a well maintained gravel area. Additionally, there is a convenient outdoor shed for extra storage and an external water tap, ideal for gardening and outdoor maintenance.

The rear garden is a standout feature, offering complete privacy, with a large patio area that elegantly wraps around the property, creating the perfect space for outdoor seating and entertaining. Beyond the patio, a lush lawn extends across the garden, bordered by well established trees and mature shrubs that enhance privacy and natural beauty. A charming walled garden, adorned with flourishing bushes, subtly divides the space, adding character and definition to the outdoor area.



Location

Spalding is a historic market town in Lincolnshire, best known for its rich agricultural heritage and long standing connection to the flower industry. Once

regarded as the heart of the UK's bulb-growing trade, the town was famous for its annual Spalding Flower Parade, a spectacular event celebrating the region's tulip-growing history. After a hiatus, the parade made a highly anticipated return, bringing vibrant floral displays, community spirit, and visitors from across the country to enjoy this cherished tradition.

Beyond its historical significance, Spalding offers excellent schooling with its many Primary Schools including Ayscoughfee Hall Independent Preparatory School, additionally Grammar Schooling is provided by the high performing Girls Spalding High School and the Boys Spalding Grammar School, all of which are a few minutes walk from Langtoft House.

Spalding offers a blend of history and cultural heritage with modern facilities. Traditional attractions such Ayscoughfee Hall with its lovely gardens and newly re-furbished tennis courts sits comfortably with the more modern additions such as the South Holland Centre that showcases live shows and cinema facilities, the Water Taxis to Springfields Shopping Centre. In addition, Spalding offers access to fast rail services to London, with the train station and all the amenities being a few minutes walk from Langtoft House.

These facilities are to be further enhanced by the addition of a state of the art sports and leisure complex which will be developed over the next two years offering top tier facilities for fitness, social activities, and community events.

This exciting addition will enhance the town's amenities, making it even more appealing for families and professionals seeking a well-balanced lifestyle. Spalding offers a unique and thriving environment—perfect for those looking to enjoy the charm of a market town with the benefits of contemporary living.

Property Postcode

For location purposes the postcode of this property is: PE11 2AU

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold
 Grade II Listed Building
 Council tax band: E
 Annual charge: No
 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 Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and 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
 Building safety issues: No
 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: N/A

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

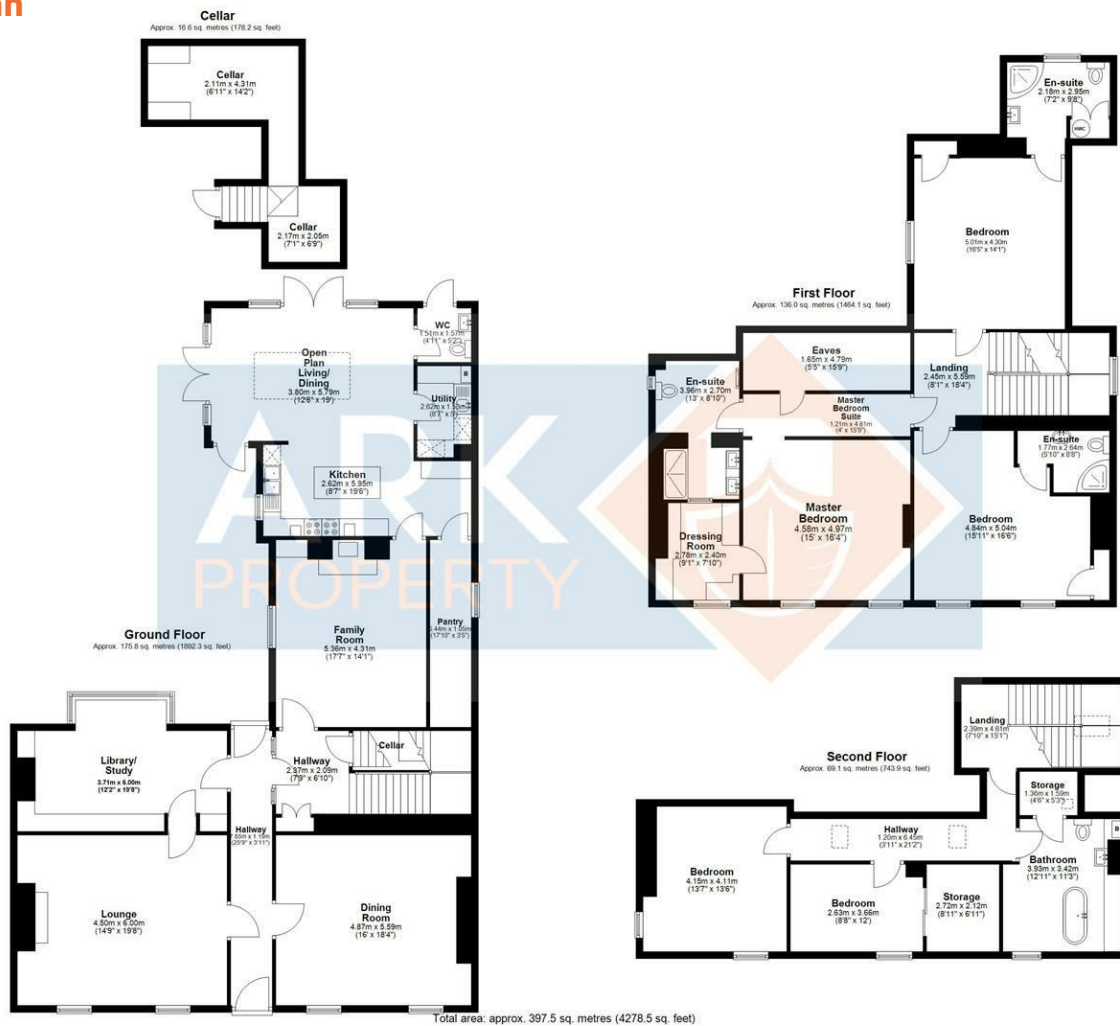
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We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

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Floor Plan



Area Map



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