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## Yew Lodge, High Street, Spalding, PE11 1TX

**Guide Price £875,000 Freehold **STAMP DUTY PAID BY VENDOR****

- Georgian Mansion with Riverside Views
- 8 Bedrooms
- 6 En-suites
- Grounds of Approx 0.75 Acres (STS)
- Close Proximity to Town Centre Amenities

Stunning Grade 2\* Georgian Riverside Mansion with spacious accommodation and delightful established gardens. Total site approx. 0.73 acre (STS). Double garage, driveway, rear driveway and double car port. Superbly appointed and sympathetically restored throughout.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406



Yew Lodge is an incredible Grade 2\* listed Georgian property, overlooking the river Welland. The property has been lovingly restored over the past 20 years by the present owners, to provide spacious and well-appointed accommodation arranged over three floors. The delightful landscapes and established gardens are extremely private and the overall site extends to approximately three quarters of an acre (STS). There is a double garage with block paved driveway accessed from High Street and a further private driveway to a gated multi parking area and double car port which is accessed from the rear from Beechfields Gardens. Many original features remain including numerous fireplaces and decorative moulded coving, panelled walls, ceiling roses and the property has multi paned sash windows mainly with shutters be fitting of the style and era.



## Accommodation

Impressive and stylish front entrance door to;

## RECEPTION HALL

18' 5" x 5' 11" (5.63m x 1.81m) Flagstone floor, continued access to;

## INNER HALLWAY

11' 6" x 15' 7" (3.53m x 4.74m) Staircase off, under stairs cupboard, flagstone floor. Glazed doors with original external steps leading to the rear garden.

## BREAKFAST KITCHEN

59' 4" x 3' 2" (18.11m x 10.11m) plus 17' 5" x 7' 8" (5.32m x 2.34m) Britannia range cooker, extensive range of hand built Shaker design units above and below the granite worktops comprising base cupboards and drawers, original housekeepers cupboards comprising wall and base units, freestanding island with drawers, integrated dishwasher and fridge freezer, double butlers sink, ceramic floor tiles, recessed spotlights, stable style door to the rear elevation and multipaned French doors with side panels to the rear.

## SITTING/DINING ROOM

14' 48" x 15' 0" (4.48m x 4.58m) Full height panelling, large sash window overlooking the garden, Jotul log burner with ornate marble fireplace.

## DINING ROOM

21' 6" x 16' 11" (6.56m x 5.18m) Two sash windows to the front elevation, Turnberry log burner set within fireplace with marble surround, central polished floorboards with carpeted surround.

## DRAWING ROOM

21' 6" x 15' 3" (6.56m x 4.65m) Two sash windows overlooking the rear garden, ornate fireplace with open fire, panelled walls, door to:

## SNUG

6' 4" x 7' 5" (1.94m x 2.27m) Window to the rear elevation, secret door access to rear courtyard entrance.

## CLOAKROOM

6' 9" x 5' 8" (2.06m x 1.75m) Wash hand basin set within vanity unit, low level WC, recessed shelving.

## COAT/BOOT ROOM

13' 1" x 14' 1" (4.01m x 4.30m) Window to the front elevation with shutters, access to;

## STUDY

12' 8" x 6' 1" (3.87m x 1.86m) Accessed from the inner hallway. A door leads to the rear entrance.

## DRY CELLAR

14' 11" x 22' 4" (4.55m x 6.83m) Providing useful storage space.

From the hallway the return staircase leads via a half landing with arched multipaned window to the rear elevation, overlooking the garden. In turn leading to;

## BEDROOM ONE

18' 4" x 17' 2" (5.59m x 5.24m) Two sash windows to the front elevation, two wardrobes, open fireplace.



#### **EN-SUITE/ MAIN BATHROOM**

12' 7" x 9' 7" (3.86m x 2.93m) Roll top bath, low level WC, wash hand basin and large walk-in shower cubide.  
(There is a return door onto the landing allowing this to be used as either an en-suite or a main bathroom as required).

#### **BEDROOM TWO**

15' 10" x 13' 10" (4.85m x 4.24m) Fire place wardrobe window seat, window to the rear elevation.

#### **EN-SUITE SHOWER ROOM**

10' 11" x 11' 1" (3.34m x 3.40m) Three-piece suite comprising Douche jet power shower set within cubide, wash hand basin and low level WC.

#### **BEDROOM THREE**

16' 9" x 11' 6" (5.11m x 3.52m) Window to the rear elevation.

#### **BEDROOM FOUR**

15' 11" x 15' 9" (4.87m x 4.81m) Window to the rear elevation.

#### **EN-SUITE BATHROOM**

9' 3" x 7' 11" (2.82m x 2.42m) Roll top bath, low level WC, wash hand basin.

#### **AGENTS NOTE**

There is an interconnecting door between bedrooms three and four which could be combined to provide a bedroom/sitting room for a teenager. Both rooms have independent access doors from the landing.

#### **BEDROOM FIVE**

12' 5" x 12' 0" (3.80m x 3.67m) Window to the front elevation.

#### **EN-SUITE SHOWER ROOM**

13' 0" x 5' 5" (3.98m x 1.67m) Full width walk-in shower, wash hand basin low level WC, large wardrobe.

From the rear landing there is a back andillary staircase. From the rear landing a door leads to a further staircase rising to the;

#### **SECOND FLOOR LANDING**

Radiator, window to the front elevation, doors arranged off to;

#### **BEDROOM SIX**

17' 2" x 12' 10" (5.24m x 3.93m) Window to the front elevation.

#### **BEDROOM SEVEN**

12' 9" x 15' 9" (3.89m x 4.82m) Window to the front elevation, door giving direct access into;

#### **BEDROOM EIGHT**

10' 7" x 12' 4" (3.24m x 3.76m)

#### **BATHROOM**

9' 2" x 5' 11" (2.80m x 1.82m) Three piece suite comprising panelled bath, wash hand basin and low level WC.

Access is gained from the landing to the:



#### **CINEMA ROOM**

35' 3" x 11' 10" (4.98m x 2.49m) Including the earliest part of the house dating we believe to 1760 with exposed ceiling beams. Doorway into;

#### **WALK-IN STORE**

11' 2" x 9' 8" (3.41m x 2.97m)

#### **EXTERIOR**

To the front of the property there is a block paved driveway with side access gate.

#### **DOUBLE GARAGE**

17' 9" x 16' 6" (5.42m x 5.04m) Concrete floor, power and lighting, two gas central heating boilers, internal door leading through to the kitchen. Electronically operated up and over door.

#### **SECOND PARKING AREA**

A private driveway to the rear from Beechfield Gardens through a gate leads to a gravelled parking area for several cars and carport.

#### **THE GROUNDS**

Delightfully enclosed and established, the grounds can be appreciated by the accompanying photographs that include seating areas, extensive lawns, stocked borders with a variety of shrubs, bushes, trees and plants providing colour throughout the spring/summer months. **Patio seating area with Hot Tub.**

To the rear this continues into an orchard and all told is a delightful garden considering the proximity to the town centre and all amenities.

#### **FULLY ENCLOSED COURTYARD**

A separate area which is gravelled with undercover storage, log stores, seating area, planters and grape vine.

#### **SERVICES**

There are various power points, light points and radiators sited throughout the property. The property is connected to mains water, electric, gas and drainage.

#### **DIRECTIONS**

The property is situated on the east bank of the River Welland on the High Street close to the centre of town. From the Agents Offices if travelling by car, continue along New Road, over the traffic lights into Westlode Street and at the far end turn off left into Albion Street. Proceed to the roundabout, crossing the river and doubling back along Commercial Road, continuing into High Street (one way) and the property is situated on the left hand side beyond the Gey Hall Hotel.

#### **AMENITIES**

The property is within walking distance of the town centre with all associated amenities including primary, grammar and high schools, private school and a cademy. Numerous shopping, banking, leisure, commercial and educational facilities along with bus and railway stations, modern community hospital and, on the outskirts, the Springfields Retail Outlet and Festival Gardens. Peterborough is 18 miles to the south and offers a fast train link with London's Kings Cross minimum journey time 46 minutes. Spalding is also easy for access to Kings Lynn, Stamford and the north Norfolk Coast.



















**TENURE:** Freehold

**SERVICES:** TBC

**COUNCIL TAX:** BAND G

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

**Ref: S511435 (16 April 2024)**

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TOTAL FLOOR AREA : 5951 sq.ft. (552.9 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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**Energy rating and score**

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

