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Ulfcytel House, 6 Postland Road, Crowland, Peterborough. PE6 0JA

£387,000 Freehold

- Grade II Listed Old School House
- Historical Building with Restored Architectural Features
- High Specification Kitchen/Diner
- Lounge with Vaulted Ceiling
- Principle Bedroom with En-Suite & Internal Juliet Balcony

This stunning Victorian School House/Chapel conversion, dating back to 1856, offers a unique blend of historical charm and modern luxury. Step inside this Grade II listed Victorian School conversion and be prepared to be amazed. With one reception room, 4 bedrooms, and 2 bathrooms, this property boasts ample space for comfortable living. The former Old School House has been meticulously refurbished into a high-specification luxury home, with contemporary amenities.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



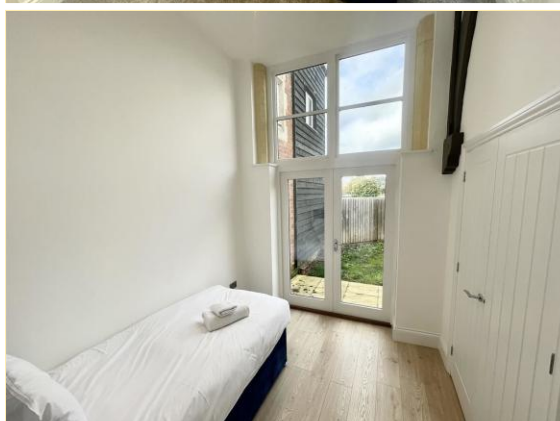
Nestled on Postland Road, in the charming medieval town of Crowland, Peterborough, lies a truly remarkable property waiting to be called home. The property's architectural integrity has been beautifully preserved, showcasing vaulted ceilings and intricately carved arched beams that add a touch of grandeur to this amazing space.

ENTRANCE VESTIBULE :

Having three double glazed windows to the front, radiator power points, storage cupboards.

OPEN PLAN LOUNGE/DINER :

11.38m x 5.94m (37'4" x 19'6") With its feature vaulted ceiling and arched beams along with an arched top glazed window to the side and four arched windows to the front, stairs leading up to the first floor accommodation, lowered ceiling which is skimmed with inset spotlights, radiator, power points, TV points, wall lights.



KITCHEN/DINER :

7.44m x 2.13m (24'5" x 7'0") With double glazed French doors opening out to the rear, double glazed window to the rear and three Velux double glazed windows in the ceiling. The kitchen benefits from having a range of base and eye level units with a Quartz work surface over, sink with a mixer tap having a pure water tap function, integrated washing machine, integrated dishwasher, a wall mounted gas boiler housed in a storage cupboard, integrated fridge, integrated freezer, integrated wine cooler, integrated electric oven and grill with an integrated microwave, a five burner gas hob, radiator, power points, telephone point, extractor fan and inset spotlights.

STUDY :

2.16m x 2.13m (7'1" x 7'0") Double glazed window to the rear, radiator, power points, skimmed ceiling with inset spotlights.

BEDROOM FOUR (downstairs) :

3.12m x 2.82m (max - into the wardrobe) (10'3" x 9'3" (max - into the wardrobe)) Having floor to ceiling French doors and a double glaze window to the rear overlooking the garden, vaulted ceiling, built-in wardrobes, airing cupboard, radiator and power points.

SHOWER ROOM (downstairs) :

1.94m x 1.05m (6'4" x 3'5") Fully tiled shower with a built-in mixer shower having an oversized fixed shower head and a separate shower head on a sliding adjustable rail, wash hand basin with a mixer tap over and storage drawers beneath, W.C with a push button flush, radiator, double shaver point, extractor fan, skimmed ceiling with inset spotlights.

LANDING :

Feature exposed beams, radiator, power points.

BATHROOM :

1.95m x 1.88m (6'5" x 6'2") Having a panelled bath with a mixer tap over and a built-in mixer shower having an oversized shower head and a separate shower head on a sliding adjustable rail, W.C with a push button flush, vanity washbasin with a mixer tap over and storage cupboards beneath, double shaver point, radiator, extractor fan.

MAIN BEDROOM :

3.84m x 3.71m (12'7" x 12'02") Juliet balcony with internal French doors opening up to overlook the lounge, double glazed Velux window to the rear, vaulted ceiling, exposed beams, radiator, power points, TV point, telephone point, loft hatch, walk-in wardrobe.

EN-SUITE :

2.40m maximum x 1.35m (7'10" x 4'5") Fully tiled shower cubicle with a built-in mixer shower, vanity washbasin with a mixer tap over and storage cupboards beneath, W.C with a push button flush, double shaver point, radiator, inset spotlights and an extractor fan.

BEDROOM TWO :

2.77m x 2.54m (9'1" x 8'4") Double glazed window to the rear, a Velux double glazed window to the rear, vaulted ceiling, exposed beams, radiator, power points, built-in single wardrobe.

BEDROOM THREE :

2.64m x 2.49m (8'8" x 8'2") Double glazed window to the rear, radiator, power points, vaulted ceiling inset spotlights.



EXTERIOR :

The property is surrounded by a low level brick wall with decorative wrought iron railings, with pedestrian gated access to the established lawns. To the side is an extensive gravelled area providing ample off-road parking.

CROWLAND & OLD SCHOOL HOUSE HISTORY :

<https://crowlandabbey.org.uk/history/>

<https://heritage-xplorer.lincolnshire.gov.uk/Designation/DU6425>

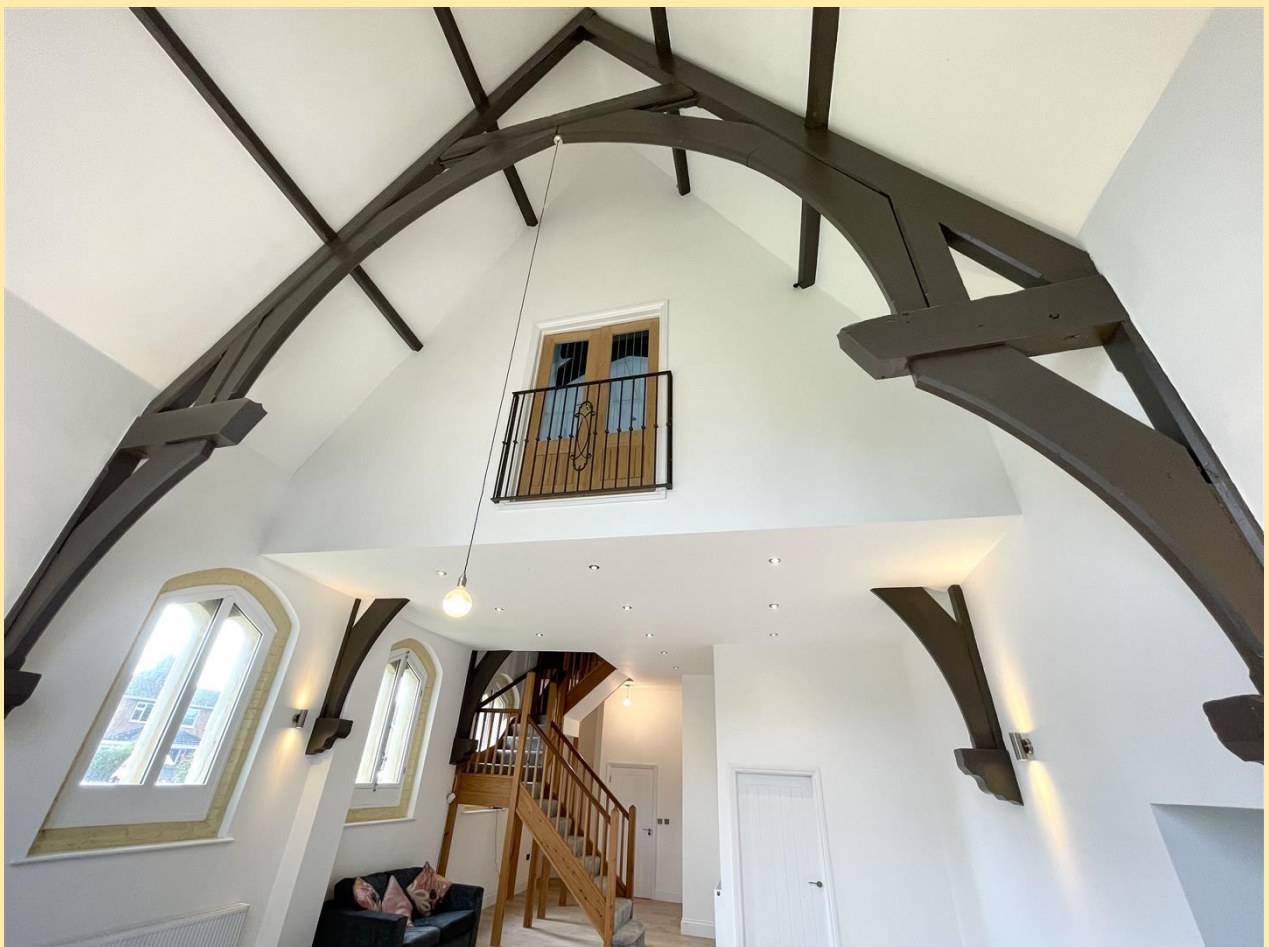
<https://www.heritagesouthholland.co.uk/article/the-old-infant-school-postland/>

<https://www.slha.org.uk/photogallery/?thislocation=Crowland>

PLANNING

Planning consent was granted for the erection of a timber double garage at the property - ref H02-0752-21 on 25th November 2021.

The foundations are in for the Garage.







TENURE Freehold

SERVICES All mains services . Gas central heating

COUNCIL TAX BAND D

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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Ref: M & M

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.

ADDRESS

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Viewing by Appointment only

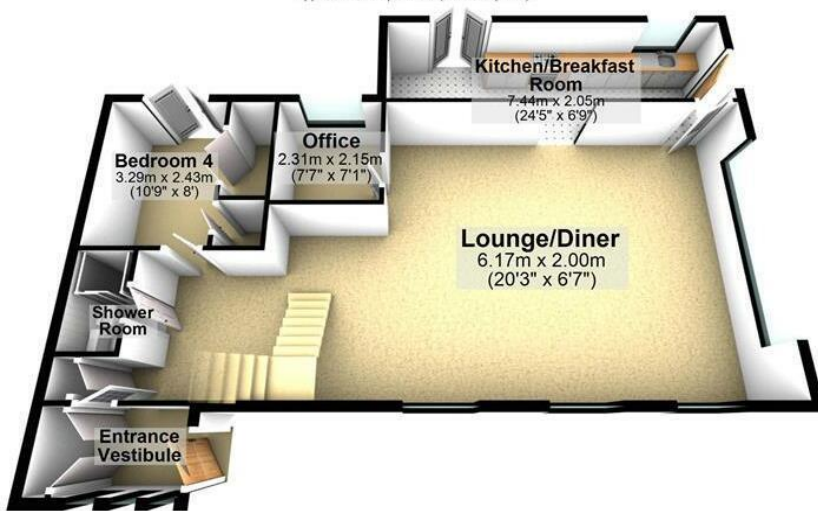
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Ground Floor

Approx. 101.7 sq. metres (1094.4 sq. feet)



First Floor

Approx. 50.4 sq. metres (542.2 sq. feet)



Total area: approx. 152.1 sq. metres (1636.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		