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## Pipwell House, 10 High Street, Moulton, PE12 6NL

**£545,000 Freehold**

- GRADE II LISTED
- 4 BEDROOMS
- CENTRAL VILLAGE LOCATION WITH ALL AMENITIES ON HAND
- CHARMING WALLED GARDEN
- BRICK GARAGE/WORKSHOP

We are privileged to offer this Unique historic Grade II Listed detached house (formerly Miss Lawes Private School) overlooking the picturesque village green in the delightful Conservation village of Moulton. Superbly presented throughout with 4 bedrooms, 2 bathrooms, modern gas central heating system, garage/workshop, walled gardens and log cabin (summerhouse/work from home office).

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





## PIPWELL HOUSE

'Pipwell House' is a unique late 18th Century detached red brick and slate property situated in the charming and picturesque village of Moulton. The property is Grade II Listed and set within the Conservation area. Apparently originally a doctors house, 'Pipwell House' was more latterly home to Mrs Laws Private School and has been owned and cherished by the current vendors for the past 25 years. The spacious accommodation is well appointed throughout, tastefully refurbished to reflect both character and modernity, the house also has a brick garage/workshop, walled gardens and a log cabin providing space for a work from home office or summerhouse. A Matterport Video Tour is available and can be viewed through the Longstaff website or Rightmove listing to give some idea as to the calibre of this individual property.





## ACCOMMODATION

Ornate railings with gate leading to:

## PILLARED ENTRANCE PORCH

Part leaded light glazed door opening into:

## RECEPTION HALL

7' 6" x 4' 0" (2.31m x 1.24m) Coloured leaded light glazed fan light, column style radiator, exposed floor boards, half height panelling, moulded coved cornice, door to:

## SITTING ROOM

12' 11" x 15' 3" (3.96m x 4.65m) Exposed floor boards, dual aspect with sash windows to the front and side elevations, three quarter height traditional panelling, moulded coved cornice, pendant light fitment, 2 wall lights, open fire with ornate marble surround and hearth, gas fire point and column style radiator.

From the main Reception Hall arch opening into:

## REAR HALLWAY

26' 10" x 6' 1" (8.2m x 1.86m) including stairwell. Half height panelling, pendant light fitment, understairs store cupboard with overhead storage, dome topped part glazed rear entrance door.

## CLOAKROOM

4' 8" x 2' 9" (1.44m x 0.84m) Two piece suite comprising low level WC with concealed cistern and push button flush, corner hand basin with mixer tap, obscure glazed window, ceiling light, radiator.

## DINING ROOM

12' 6" x 15' 5" (3.82m x 4.71m) Exposed floor boards, sash window with views of the Church, moulded coved cornice and skirting boards, picture rail, pendant light fitment, open grate with marble hearth and gas fire point and column style radiator.

## BREAKFAST KITCHEN

## BREAKFAST ROOM

11' 3" x 13' 10" (3.43m x 4.24m) Original brick floor in herringbone design, exposed ceiling beam, radiator, sash window overlooking the patio area, original alcove cupboards with central recess, multi speed cooker hood with Leisure Rangemaster dual fuel Range style cooker.

## L SHAPED KITCHEN AREA

11' 5" x 6' 5" (3.49m x 1.98m) plus 5'3" x 6'1" (1.62m x 1.87m), quarry tiled floor, shaker units comprising base cupboards and drawers, integrated dishwasher, granite worktops with integrated drainer, Belfast sink with mixer tap, eye level wall cupboards, plate rack, further shaker style store cupboards with recess for American style fridge freezer. Radiator, recessed ceiling lights, traditional door opening into:

## UTILITY AREA

11' 2" x 6' 5" (3.42m x 1.96m) Quarry tiled floor, fitted shaker style units with wooden surround, 2 external entrance doors (one stable style) and column style radiator, steps down into:

## CONSERVATORY

10' 10" x 6' 8" (3.32m x 2.04m) Quarry tiled floor, window overlooking the garden, mono pitched glazed roof, electric under floor heating.





From the Reception Hall the carpeted return staircase with half height panelling rises to:

#### **FIRST FLOOR LANDING**

9' 5" x 6' 3" (2.89m x 1.92m) plus 6'9" x 3'8" (2.07m x 1.13m)  
Radiator, obscure glazed window, doors arranged off to:

#### **BEDROOM 1**

13' 3" x 11' 6" (4.05m x 3.52m) Dual aspect with sash windows to the front and side elevations, original fireplace, fitted 3 door wardrobe, pendant light fitment, radiator, picture rail.

#### **BEDROOM 2**

11' 11" x 9' 1" (3.65m x 2.79m) Sash window overlooking the village green, picture rail, ceiling light, radiator, built-in single wardrobe.

#### **FAMILY BATHROOM**

12' 9" x 7' 10" (3.9m x 2.4m) maximum Roll top bath with ball and claw feet, mixer tap and shower attachment, pedestal wash hand basin, low level WC, walk-in shower area with fully tiled surround, extractor fan, ceramic floor tiles, radiator, towel rail, recessed ceiling lights, half panelled walls, sash window and under floor heating.

#### **BEDROOM 3**

9' 4" x 11' 2" (2.86m x 3.42m) Original fireplace, sash window overlooking the Church, radiator, picture rail, ceiling light, fitted 3 door wardrobe unit. DIRECT ACCESS TO:

#### **BEDROOM 4**

13' 11" x 10' 10" (4.25m x 3.31m) Original fireplace, recessed ceiling lights, built-in wardrobe, radiator, sash window, door and step to:

#### **REAR LANDING**

6' 10" x 5' 2" (2.09m x 1.59m) Radiator, smoke alarm, wall light, ancillary rear staircase and door to:

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

11' 3" x 6' 3" (3.45m x 1.91m) plus walk through area with recessed Airing Cupboard. Modern shaped bath with side mounted mixer tap and shower head, low level WC with concealed cistern and push button flush, pedestal wash hand basin, recessed ceiling lights, sash window overlooking the rear garden, ceramic floor tiles, heated towel rail/vertical radiator.

#### **EXTERIOR**

Occupying a fantastic corner plot opposite the Parish Church and overlooking the village green, 'Pipwell House' has wrought iron railings to the front and side with an enclosed gravelled area and gated access to the front and rear entrance doors. To the western side of the property tall brick gate posts with painted wrought iron gates opening on to a gravelled driveway with access to:

#### **ATTACHED GARAGE/WORKSHOP**

20' 4" x 13' 5" (6.2m x 4.1m) Pair of entrance doors, half glazed rear entrance doors, concrete base, power and lighting.





#### **ESTABLISHED REAR GARDENS**

Walled on two sides, these delightful gardens include an extensive lawn with stocked borders, raised planters, timber garden shed, extensive paved patio. Sited in the rear corner and with a south facing aspect is the:

#### **LOG CABIN**

Verandah seating area, twin part glazed entrance doors, power and lighting. Internet connection from the main house. This comprises a Summerhouse or work from home garden office as required.

#### **DIRECTIONS**

From Spalding proceed in an easterly direction along the A151 Holbeach Road continuing for 3.5 miles to Moulton. Turn right into Bell Lane into the centre of the village and the property is situated on the right-hand side almost opposite the Church overlooking the village green.

#### **AMENITIES**

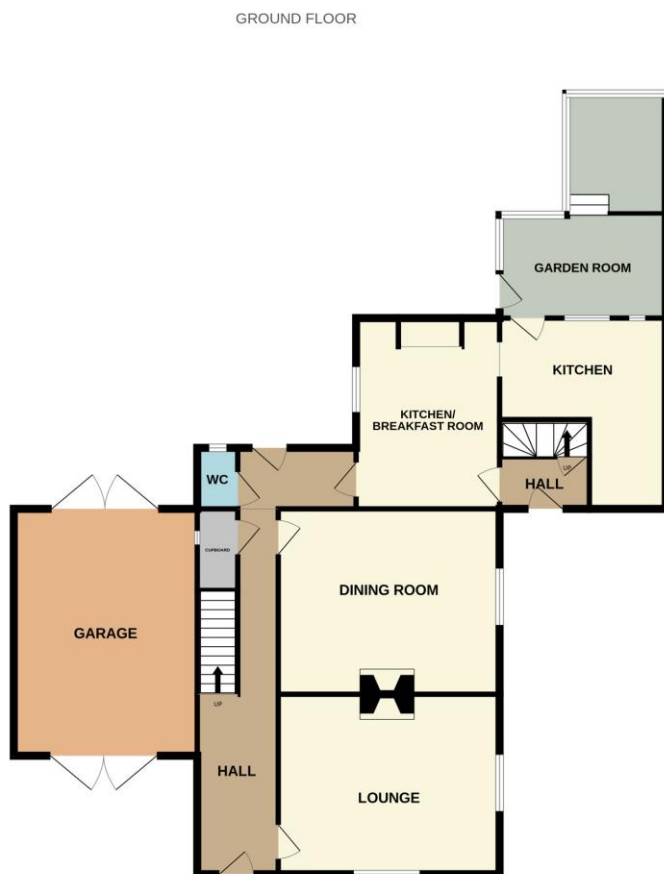
The picturesque conservation village of Moulton has a village green, Public House/Restaurant, historic Church and Windmill, Shop with Post Office, Primary School, Butchers, Doctors Surgery etc. Spalding is 4 miles distant, Peterborough 20 miles distant and easy onwards access to Stamford, Kings Lynn, London and the North Norfolk Coast.











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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**TENURE** Freehold

**SERVICES** All Mains

**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: S11664**

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		