

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



CROWTREE FARM, POSTLAND, CROWLAND PE6 0NE

GUIDE PRICE: £445,000 FREEHOLD

- Attractive 4-bedroom detached Farm House with Potential Ground Floor Annex
- Yard Comprising of a range of Agricultural Storage Buildings offering Conversion Opportunities for a variety of uses (Subject to Planning)
- Set on a Plot Extending to Approximately 1.05 Acres (0.42 Hectares)
- Close to the Peterborough and Spalding

SPALDING 01775 766766 BOURNE 01778 420406



DESCRIPTION

Crowtree Farm is a detached farmhouse comprising of four-bedrooms with a further opportunity to convert an area of the ground floor to form a one-bedroom annex. Crowtree Farm sits on an extensive plot of 1.05 acres (STS) and encompasses a range of agricultural storage buildings which offer conversion opportunities for a variety of uses subject to obtaining the necessary planning consents. The property is situated at Postland, Crowland with the Cathedral City of Peterborough being approximately 12.6 miles to the south with a fast train link with London Kings Cross (minimum journey time 50 minutes). The Market Town of Spalding is approximately 10.5 miles to the north which also has rail connections.

What 3 Words Reference:- [liquid.shackles.radar](https://www.liquidshackles.com/radar)



ACCOMODATION:

Crowtree Farm offers the following accommodation: -

Ground Floor – Extension/ Annex

Utility

3.09m x 2.81m

Sink, storage cupboard, freezer and washing machine.

Store Room

2.2m x 2.87m

Bathroom

2.1m x 2.6m

Bath, separate shower, w/c, wash hand basin.

Corridor

Office

5.25m x 6.36m

Doors to frontage

Garage Adjoining Utility

6.00m (max) x 5.03m (max)

There is a backup electricity supply powered by a generator which is situated within the garage.

Storage Room within Garage

2.90m x 2.05m

Ground Floor – Main House

Kitchen

2.6m x 5.65m

Kitchen sink, eye and base level units, built in double oven, built in hob with overhead extra ctor fan, dishwasher, fridge.

Hallway

4.12m (max) x 2.14m (max)

Stairs off, front door

Dining Room

3.97m x 3.37m

With bay windows

Living Room

3.64m x 6.7m

Bay window, patio doors, open fire

First Floor

South-East Bedroom

4.6m x 3.98m

With storage cupboard (1.49m x 0.98m)

South-West Bedroom

3.97m x 3.65m

North-West Bedroom

2.73m x 2.59m

W/C

1.21m x 1.7m

Bathroom

1.72m x 1.91m

Airing cupboard with hot water tank

North-East Bedroom

2.58m x 3.35m



EXTERNAL BUILDINGS:

The yard to the north of Crowtree Farm comprises of the following Agricultural Storage Buildings which offer conversion opportunities for a variety of uses subject to obtaining the necessary planning consents :-

West Side of Yard: -

Agricultural Storage Building 1

22.82m x 9.05m

Concrete floor, corrugated sheet roofing, steel portal framed with Yorkshire boarding to the walls.

Lean-to

3.02m x 2.91m

Of timber construction.

Agricultural Storage Building 2

22.82m x 6.99m

Soil and gravel surfacing, corrugated sheet roof, steel portal framed, open sided building.

Agricultural Storage Building 3

27.27m (max) x 7.76m (max)

Concrete floor, timber construction, insulated, corrugated sheet roof (possible asbestos, subject to survey).

Store room – Situated within Storage Building 3

2.97m x 4.49m

Agricultural Storage Building 4

18.60m x 10.63m

Part concrete and part soil floor, part timber and part corrugated sheeting to walls and roof (possible asbestos, subject to survey), timber frame.

North End of Yard: -

Open Fronted Timber Cart Hovel

4.04m x 6.11m

Soil floor, timber frame with corrugated sheet roofing (possible asbestos, subject to survey).

Store room

3.81m x 2.91m

Concrete floor, timber frame construction, sliding wooden door, corrugated dad roof (possible asbestos, subject to survey).

East Side of Yard: -

Agricultural Storage Building 5

24.31m x 7.83m

Concrete floor, timber frame construction, corrugated dad roof (possible asbestos, subject to survey).



Open Fronted Store

13.83m x 6.29m

Concrete floor, timber frame, corrugated profile metal sheet roofing.

The Workshop

9.08m x 6.01m

Concrete floor, timber frame construction, corrugated sheet roofing, corrugated iron sheeting to approx. 1.1m (height), internal tap.

Workshop Frontage Lean-To

4.79m x 5.77m

Concrete floor, timber frame, corrugated profile metal sheet roofing.

THE GROUNDS

There is an area of ground laid to lawn to the south of the property, forming the garden, with this garden mainly laid to lawn whilst encompassing a wide range of mature trees and shrubs. The yard is located to the north of the Crowtree Farm House and is laid to a combination of concrete, hard surfacing and soil. The range agricultural storage buildings are located either side of the yard. The total site of the property, in its entirety, extends to approximately 1.05 acres (0.42 hectares).

SERVICES:

Crowtree Farm house and yard benefit from both single-phase and 3-phase electricity supplies. Crowtree Farm house has a mains water supply, oil-fired central heating and a private drainage system.

BOUNDARIES:

The successful purchaser shall be deemed to have full knowledge of boundaries and rights of way (if any) which have or will affect the property.

OUTGOINGS:

Council Tax –
Band C - payable to South Holland District Council

PLANS, AREAS, AND SCHEDULE:

The plans and areas have been prepared as accurately as reasonably possible and are based on the Ordnance Survey and Land Registry plans. The plans included in these Particulars are published for convenience and identification purposes only. Although believed to be correct, their accuracy cannot be guaranteed.

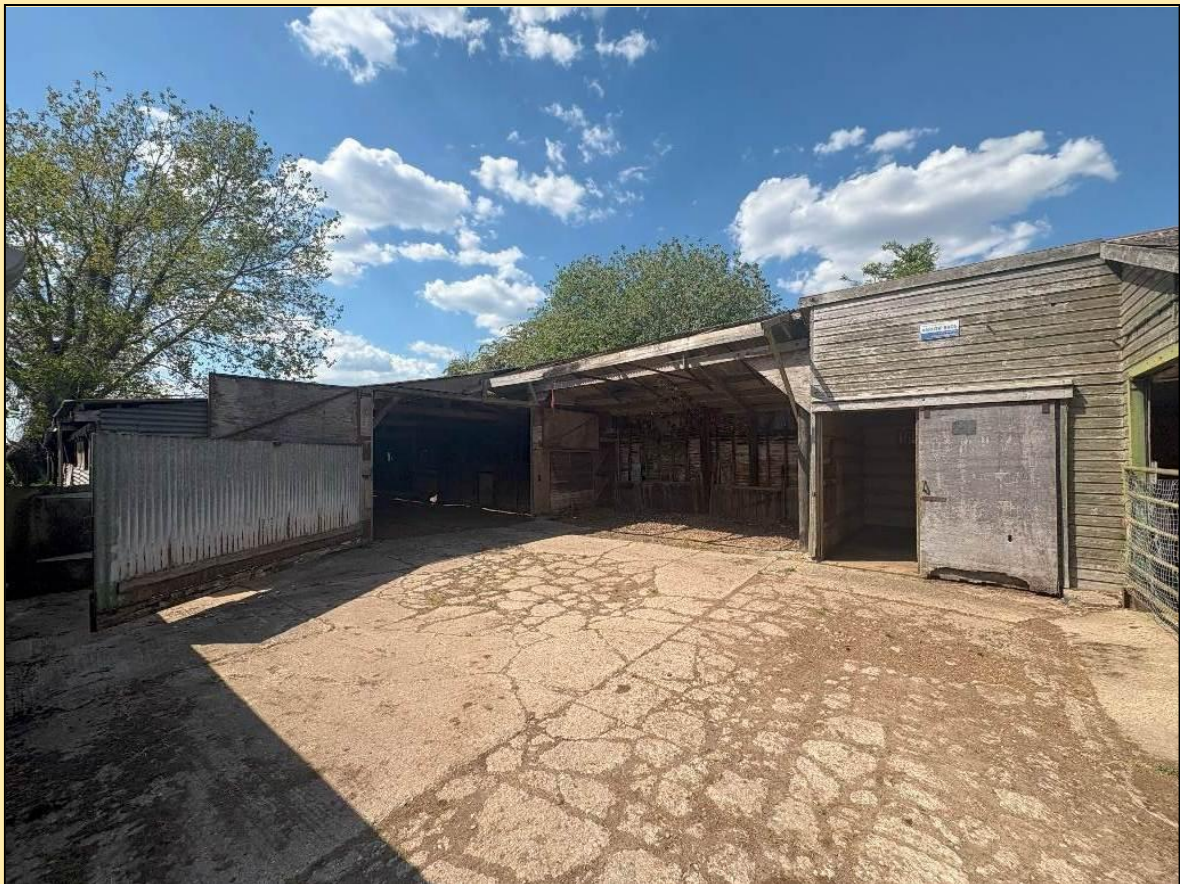
APPARATUS AND SERVICES:

None of the apparatus nor services have been checked; therefore, their serviceability is not guaranteed. Interested parties must make their own enquiries/inspections.

ROOM SIZE ACCURACY:

Room sizes are quoted in metric on a wall-to-wall basis.





GROUND FLOOR



1ST FLOOR



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 misstatement. 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.
Made with Mapbox ©2025.

TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND C

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11753

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

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
E: spalding@longstaff.co.uk
www.longstaff.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		