



## High Street Maxey, PE6 9HQ

Cromwell Lodge, Maxey - A Stunning Barn Conversion with Idyllic Countryside Views

Formerly part of the historic Lolham Hall estate, Cromwell Lodge is a beautifully presented barn conversion that effortlessly blends character and charm with modern luxury. Boasting original features such as vaulted ceilings, exposed stone walls, and impressive timber beams, this light-filled home has been renovated in 2022 and has been finished to an exceptional standard throughout.

Positioned with a desirable southerly aspect, the property enjoys uninterrupted views across generous private grounds and open countryside beyond - the perfect setting for peaceful rural living.

Ideally situated between the villages of West Deeping and Maxey, Cromwell Lodge offers the best of both worlds: tranquil surroundings with excellent access to Stamford, Peterborough, and beyond. Fast rail links to London are just minutes away, making it an ideal location for commuters or those seeking a countryside retreat with city connectivity.

£725,000

# High Street

Maxey, PE6 9HQ



- Stunning four-bedroom barn conversion with exceptional character and contemporary finishes
- Two en-suite shower rooms plus a modern family bathroom,
- Stone-built cart lodge with parking for three vehicles and an overhead store room
- Hand-built bespoke 30ft kitchen/dining room
- Separate study, utility room, and cloakroom
- Additional Dutch barn with Collyweston slate roof, ideal for outdoor entertaining
- Spacious and light-filled living room, enhanced with additional windows and feature fireplace
- Beautifully landscaped courtyard garden
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hall

9'11" x 11'3" (3.02m x 3.43m)

## Cloakroom

7'8" x 4'4" (2.34m x 1.32m)

## Utility Room

## Living Room

17'11" x 13'11" (5.46m x 4.24m)

## Kitchen/Living/Dining Room

17'11" x 30'0" (5.46m x 9.14m)

## Bedroom 4/Family Room

14'2" x 11'10" (4.32m x 3.61m)

## Inner Hallway

45'6" x 13'6" (13.87m x 4.11m)

## Family Bathroom

6'4" x 10'0" (1.93m x 3.05m)

## Bedroom 3

16'10" x 10'0" (5.13m x 3.05m)

## Bedroom 4

15'7" x 10'0" (4.75m x 3.05m)

## En Suite Shower Room

4'1" x 10'0" (1.24m x 3.05m )

## Bedroom 1

13'0" x 13'6" (3.96m x 4.11m)

## En Suite Shower Room

3'11" x 10'0" (1.19m x 3.05m)

## External Office

9'4" x 7'4" (2.84m x 2.24m)

## Triple Car Port

## Double Bay

18'9" x 17'10" (5.72m x 5.44m)

## Single Bay

19'9" x 9'0" (6.02m x 2.74m)

## Outside Store

## Triple Bay Dutch Barn

35'9" x 19'11" (10.90m x 6.07m)



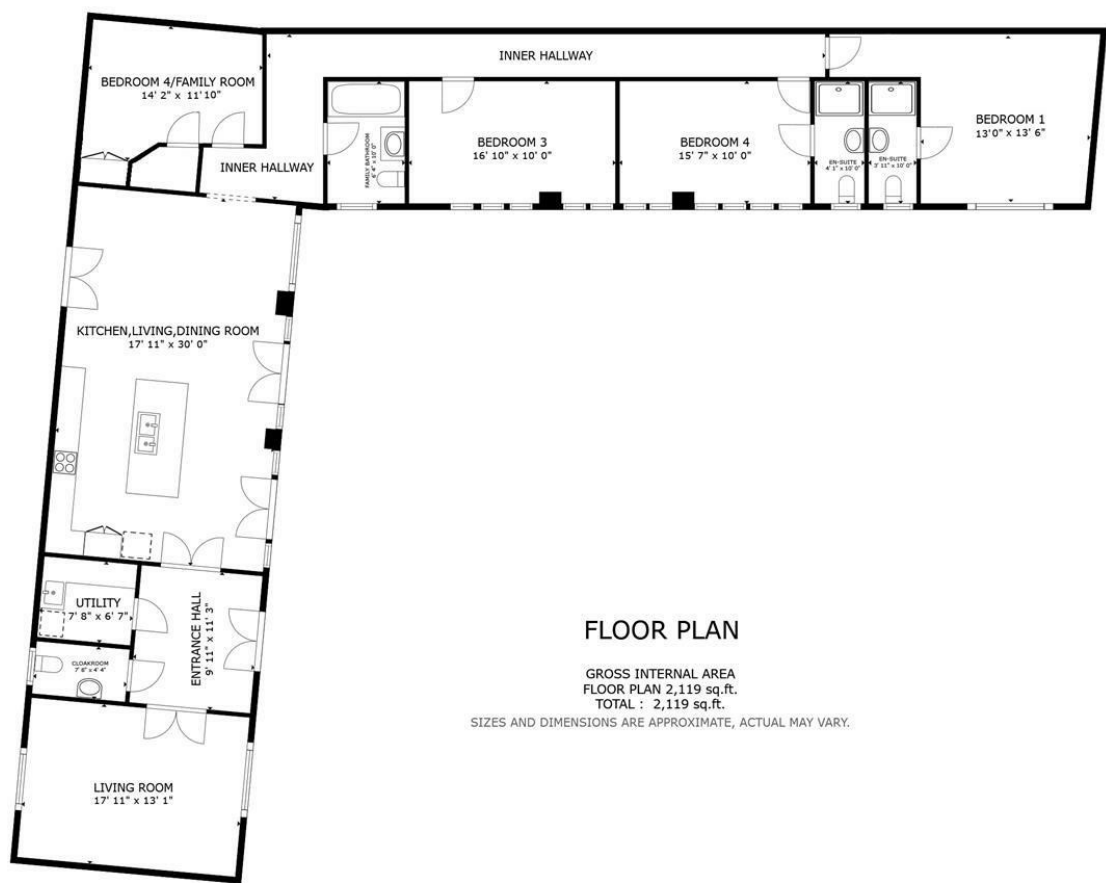
## Directions

Please use the following postcode for Sat Nav guidance - PE6 9HQ





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |