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Sales & Letting Agents









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High Street, Holbeach £219,995

🔑 NO CHAIN! An incredible 1,887 sq. ft. of highly versatile accommodation in the heart of Holbeach 🏠. Packed with rooms and possibilities – ideal for multi-generational living, home working or buyers simply wanting serious space. Multiple reception rooms, large kitchen/breakfast room, three shower rooms and a surprisingly generous established rear garden 🌿. Free public car park opposite and shops, Post Office, library and amenities virtually on the doorstep. This one really needs to be seen to a

Offering approximately 1,887 sq. ft. of substantial and remarkably versatile accommodation, this individual town centre property provides far more space than you might expect from the outside 🏠. With an abundance of rooms arranged over two floors, including multiple reception rooms, a generous kitchen/breakfast room, utility, several first-floor rooms and three shower rooms, the layout opens the door to a wide variety of possibilities.

For buyers needing multi-generational living, space for older children, extended family or simply separate areas in which to live, work and relax, this could be a particularly interesting opportunity 👨‍👩‍👧‍👦. Equally, the number and arrangement of rooms could appeal to those looking for home offices, treatment or consulting rooms, studio space or business accommodation, subject of course to any necessary planning or change-of-use permissions.

The property also has an interesting local history, having many years ago been associated with a wine cellar/off-licence and tobacco store, adding another layer of character to this unusual High Street building 🍷.

Positioned right in the heart of Holbeach, everyday amenities are virtually on the doorstep, with the Co-op, library and Post Office close by, together with shops, cafés and other town centre facilities, while the doctors' surgery is also within easy reach. There is no private off-road parking, however a free public car park is conveniently situated just across the road.

Offered for sale with NO ONWARD CHAIN, this is a property where the amount of accommodation and flexibility really needs to be seen to be appreciated.

🔑 NO ONWARD CHAIN

👨‍👩‍👧‍👦SUPERB POTENTIAL FOR MULTI-GENERATIONAL LIVING

🏡 APPROX. 1,887 SQ. FT. OF HIGHLY FLEXIBLE ACCOMMODATION

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Accommodation Comprises:

Main entrance door to:

Lounge – 5.29m (17'4") max x 3.43m (11'3") max

A particularly generous main reception room positioned to the front of the property, providing excellent space for a variety of lounge furniture.

Sitting Room – 4.22m (13'10") x 1.97m (6'6")

A useful second reception room offering flexibility as a snug, home office, reading room or additional sitting area.

Ground Floor Shower Room

Conveniently positioned off the entrance hall and providing useful ground-floor shower and WC facilities.

Kitchen/Breakfast Room – 5.03m x 3.60m (16'6" x 11'10")

A spacious kitchen/breakfast room forming the heart of the ground-floor accommodation, with plenty of room for everyday dining and access through to the further reception areas.

Dining Room – 3.78m (12'5") x 3.46m (11'4") max

A separate dining room providing ample space for a family dining table and chairs, conveniently positioned between the kitchen/breakfast room and family room.

Second Ground Floor Shower Room

A further shower room conveniently serving this section of the property.

Family Room – 3.58m (11'9") x 3.45m (11'4") max

A versatile additional reception room which could be used as a family room, games room, home office or further living space.

Utility Room – 2.16m x 3.18m (7'1" x 10'5")

A generous utility room providing valuable additional practical space with sink facilities and room for household appliances.

Basement

A particularly useful feature of the property is the substantial basement extending to approximately 430 sq. ft.

First Floor Landing

The first-floor landing provides access to the bedrooms, shower room and additional multi-purpose accommodation.

Dressing Area – 2.12m x 2.46m (6'11" x 8'1")

A useful dedicated dressing area which could potentially accommodate wardrobes and additional storage.

Main Bedroom – 2.45m x 3.16m (8'0" x 10'4")

The main bedroom benefits from its own en-suite shower room, providing convenient private facilities.

En-Suite Shower Room

Serving the main bedroom and fitted with shower facilities.

Bedroom 2 – 3.58m x 3.45m (11'9" x 11'4")

A particularly well-proportioned bedroom with ample room for bedroom furniture.

Bedroom 3 – 2.81m x 3.41m (9'3" x 11'2")

A further good-sized bedroom providing flexible accommodation for family members or guests.

Multi-Purpose Room – 3.75m x 2.15m (12'4" x 7'1")

A highly adaptable additional room suitable for use as a home office, hobby room, dressing room or other ancillary space.

Study/Hobby Room – 3.43m (11'3") x 2.61m (8'7") max

Ideal for anyone working from home, this additional room could equally be used for hobbies, crafts or general storage.

Shower Room

A further first-floor shower room serving the bedroom and ancillary accommodation.

Basement – 6.08m x 3.13m (19'11" x 10'3")

A large and versatile space offering excellent storage and considerable potential for a workshop, hobby area or other ancillary use.

Cellar – 4.43m x 3.03m (14'6" x 9'11")

An additional cellar area providing further useful storage and adding considerably to the overall amount of space available within the property.

Outside

Occupying a prominent position right in the heart of Holbeach, the property fronts directly onto the High Street, with steps rising to the main entrance 🏠.

To the rear, the property reveals something of a hidden surprise 🌿 — a generously sized and established garden offering far more outside space than its town centre setting might suggest. Paved areas provide space for outdoor seating and entertaining 🌼, while mature trees, established shrubs and attractive traditional brick walling add character and a sense of enclosure.

There is plenty of scope to further landscape and personalise the garden, whether creating a relaxing private retreat, entertaining space or a more easily maintained town garden 🌳.

There is no private off-road parking, however the property is particularly well positioned for the town centre, with a free public car park conveniently located just across the road 🚗.

Direction

Leave our Church Street office and turn right onto High Street, The property can be found on the left-hand side. For satellite navigation the property postcode is - PE12 7ED.

Council Tax

Band B £1812.63 from April 2026 to March 2027, South Holland District Council.

EPC E

Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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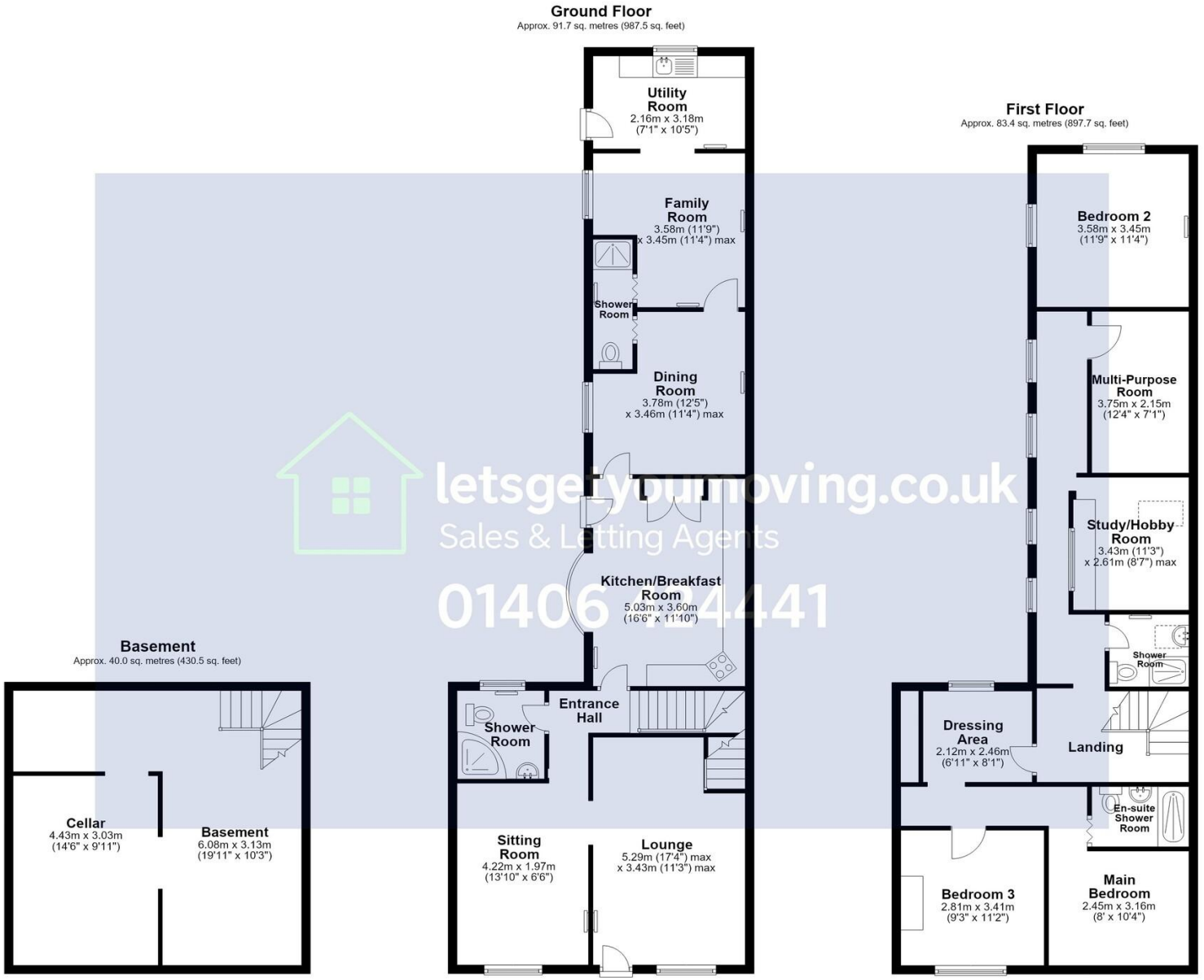


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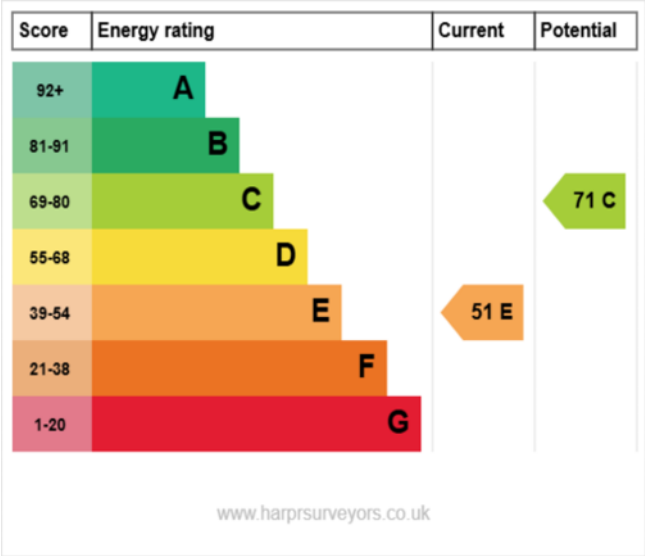

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Total area: approx. 215.1 sq. metres (2315.6 sq. feet)



Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

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