Disclaimer Important Notice: In accordance with the Property Misdescribtions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of sale given as a guide only and should be checked legal astus of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Property or any other fixtures or fittings, Lesse details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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Energy Efficiency Graph

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

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Floor Plan



West Street

Crowland, Peterborough, PE6 0EE

Nestled in the heart of the picturesque market town of Crowland, this semi-detached home on West Street is a rare find, offering the perfect setting for multi-generational living. Dating back to the 1830s, this property combines timeless character with modem comfort, creating a versatile home that can bring everyone together while still offering space and

The principal residence welcomes you with a bright entrance hall leading to a generously sized but cosy living room with a log-burning stove – the perfect gathering place for family evenings. A well-equipped fitted kitchen connects seamlessly with the living spaces, while upstairs you'll find three comfortable bedrooms, a family bathroom, and an additional downstairs wet room to accommodate a busy household. What truly sets this property apart is its beautifully converted, selftruly sets this property apart is its beautifully converted, self-contained annex — once the property's stables and barns. Thoughtfully designed, it features two double bedrooms, a charming cottage-style kitchen, a living room, and a shower room. This independent space is ideal for parents, adult children, or extended family who want privacy while staying close, making it a perfect solution for modern multi-generational lifestyles. The outside space is equally impressive, with a private courtyard-style garden for relaxing outdoors, a coach house-style gated driveway providing secure parking, and several outbuildings — including barns, workshops, and storage sheds — offering endless potential for hobbies, home businesses, or future development. businesses, or future development.

businesses, or future development. With local shops, schools, and amenities just a short walk away, this home blends historic charm with practical, flexible living – perfectly suited for families who want to share a home across generations without sacrificing independence. Please note both residences are separate dwellings for Council Tax purposes and both come under South Holland and are both a band A.

Entrance Hall 1.05 × 1.73 (3'5" × 5'8")

Living Room 4.17 × 5.64 (13'8" × 18'6")

Hallway 1.32 × 1.81 (4'3" × 5'11")

Wet Room 2.59 × 1.76 (8'5" × 5'9")

Kitchen Diner 4.16 × 5.53 (13'7" × 18'1")

Landing 1.05 × 6.31 (3'5" × 20'8")

Master Bedroom 4.00 × 4.64 (13'1" × 15'2")

Shower Room 1.92 × 2.70 (6'3" × 8'10")

Bedroom Two 3.02 × 3.62 (9'10" × 11'10")

Bedroom Three 4.22 × 2.68 (13'10" × 8'9")

Annex Kitchen Diner 4.10 × 4.00 (13'5" × 13'1")

Annex Living Room 4.10 × 4.10 (13'5" × 13'5")

Annex Garden Room 2.11 × 4.77 (6'11" × 15'7")

Annex Hallway 0.95 × 3.65 (3'1" × 11'11")

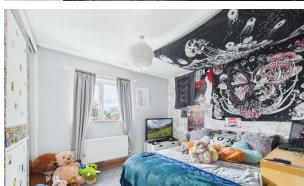
Annex Hallway 1.05 × 2.44 (3'5" × 8'0")



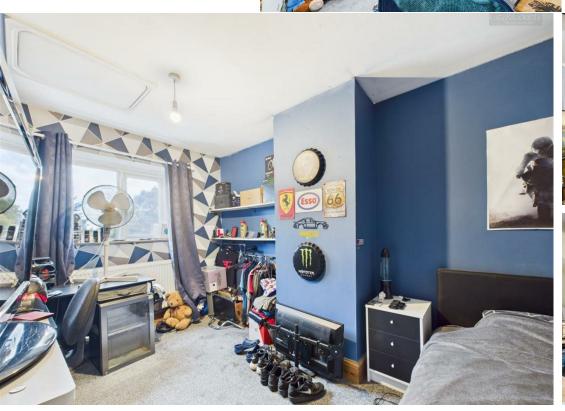


















Annex Shower Room 2.86 × 2.47 (9'4" × 8'1")

Annex Bedroom Two 3.03 × 3.61 (9'11" × 11'10")

House - E 52/63 Annex - C 72/76

IMPORTANT LEGAL INFORMATION Construction: Standard

Accessibility / Adaptations: Lateral Living, Level Access Shower, Wet Room, Wheelchair Accessible Building safety: No

Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No

Coastal erosion: No On a coalfield: No

Impacted by the effect of other mining activity: No Conservation area: No Lease restrictions: No

Listed building: No Permitted development: No Holiday home rental: No

Restrictive covenant: No Business from property NOT allowed: No

Property subletting: No Tree preservation order: No Other: No

Right of way public: No

Right of way private: No Registered easements: No Shared driveway: No

Third party loft access: No

Third party drain access: No
Other: No
Parking: Garage, Driveway Private

Solar Panels: No

Water: Mains Electricity: Mains Supply Sewerage: Mains

Heating: Gas Mains

Internet connection: Fixed Wireless Internet Speed: up to 1000Mbps Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this properly as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any proceedings to the certain the control of the control o associated fees or obligations.

All information is provided without warranty.

The information contained is intended to help you decide

whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





