ARK PROPERTY









Old School Beck Bank, Quadring Fen, PE11 4RA

£490,000

- Former school converted into a unique residential dwelling
- Approximately 2,178 sq ft of space across living areas and outbuildings
- Four bedrooms, two bathrooms and two reception rooms
- Many original features throughout, retaining character and charm
- Grounds extending to over half an acre, with horseshoe driveway
- Double garage, external plant room and glasshouse; viewing by appointment through Ark Property Centre

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

A Unique Former Schoolhouse with Character and Charm

Situated at Beck Bank, Quadring Fen, this distinctive former school has been thoughtfully converted into a spacious residential dwelling, offering approximately 2,178 sq ft of accommodation across the living areas and outbuildings. The property retains many original features, adding character and charm throughout, and provides four bedrooms, two bathrooms and two reception rooms.

Occupying grounds extending to over half an acre, the outside space includes a horseshoe driveway, double garage, separate plant room and glasshouse, offering excellent versatility and further potential.

A rare opportunity to acquire a characterful home with a unique history and generous grounds.

Viewing is strictly by appointment through Ark Property Centre.

Reception Hall 17'11" x 15'11" (5.48m x 4.86m)



Vaulted ceiling with exposed ceiling beams. Spot lighting. Wood flooring. Two radiators. Oak framed fireplace with slate hearth and oil fire. PVC double glazed door to front and window to side. Door to inner hallway. Opening to kitchen.



Kitchen/Breakfast Room 12'8" x 16'7" (3.87m x 5.08m)



Two PVC double glazed windows to front and one to side. Quarry tiled floor. Two radiators. Fitted with a matching range of base and eye level units with central island. Granite and solid wood work surfaces. Tiled splash backs. Five ring gas hob with extractor hood over. Space for American style fridge/freezer. Integrated oven, grill and microwave. Integrated dishwasher. Boiling water tap. Drinking water tap. Sink waste disposal unit. Twin stainless steel sinks. Opening to utility area.



Utility Room 5'8" x 6'9" (1.74m x 2.06m)



PVC double glazed window to front and door to side. Quarry tiled floor. Fitted base units and worktop space. Space and plumbing for washing machine.

Lounge 15'9" x 24'10" (4.81m x 7.57m)



PVC double glazed windows to side and rear. French doors to rear. Vaulted ceiling with exposed ceiling beams. Wood flooring. Three radiators.



Hallway 10'7" x 8'7" (3.25m x 2.64m)



PVC double glazed window to front and side. Two radiators. Wooden flooring.



Bedroom 1 18'3" x 17'1" (5.58m x 5.23m)



Vaulted ceiling with velux style window. PVC double glazed French doors to rear and door to side. Wall mounted electric consumer unit. Two radiators.



En-suite 8'0" x 6'0" (2.44m x 1.84m)



PVC double glazed window to rear. Tiled flooring. Full height wall tiling. Extractor fan. Chrome heated towel rail. Courtesy light with shaver point. Fitted walk in shower enclosure with chrome thermostatic bar shower, rainfall head and hand held attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap.

Hallway 6'4" x 9'0" (1.95m x 2.75m)

Vaulted ceiling with velux style window. Radiator. PVC double glazed window to rear.

Bedroom 2 14'4" x 10'5" (4.38m x 3.20m)



PVC double glazed window. Radiator.





Bedroom 3 18'2" x 9'9" (5.55m x 2.99m)



PVC double glazed window. Radiator.

Bedroom 4 21'1" x 8'10" (6.43m x 2.70m)



PVC double glazed windows to front and rear. Door to side. Two radiators.

Bathroom 7'10" x 10'3" (2.41m x 3.14m)



PVC double glazed window to rear. Tiled flooring. Chrome heated towel rail. Extractor fan. Fitted with a four piece suite comprising shower enclosure with glass sliding door and electric shower. Double ended bath with chrome taps and shower attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over. Courtesy light with shaver point.





Outside



The property sits on a generous plot and enjoys open field views to front and rear. There is an in and out gravel driveway providing off road parking for multiple vehicles and leading to the entrance door.
The plot has secure gated access to both sides.
The rear garden is enclosed by mature hedging and post and wire fencing.
There is a former playground leading onto a formal lawn area with mature willow tree. There are a range of outbuildings including a timber shed, timber storage shed, concrete garage, gazebo seating area and glass houses with concrete base.
There is an external plant room housing the workings for the heat pump and solar panels.

Double Garage 19'8" x 18'8" (6.00m x 5.70m)

Property Postcode

For location purposes the postcode of this property is: PE11 4RA

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
Council tax band: A
Annual charge: No
Property construction: Brick built
Electricity supply: Eon
Solar Panels: 16 panels owned by the property.
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Air source heat pump
Heating features: 3 Phase Electric. Oil fire in reception hall.
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: D59

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as 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 authority to make or give representation or warranty in respect of the property. These details are subject to change.





























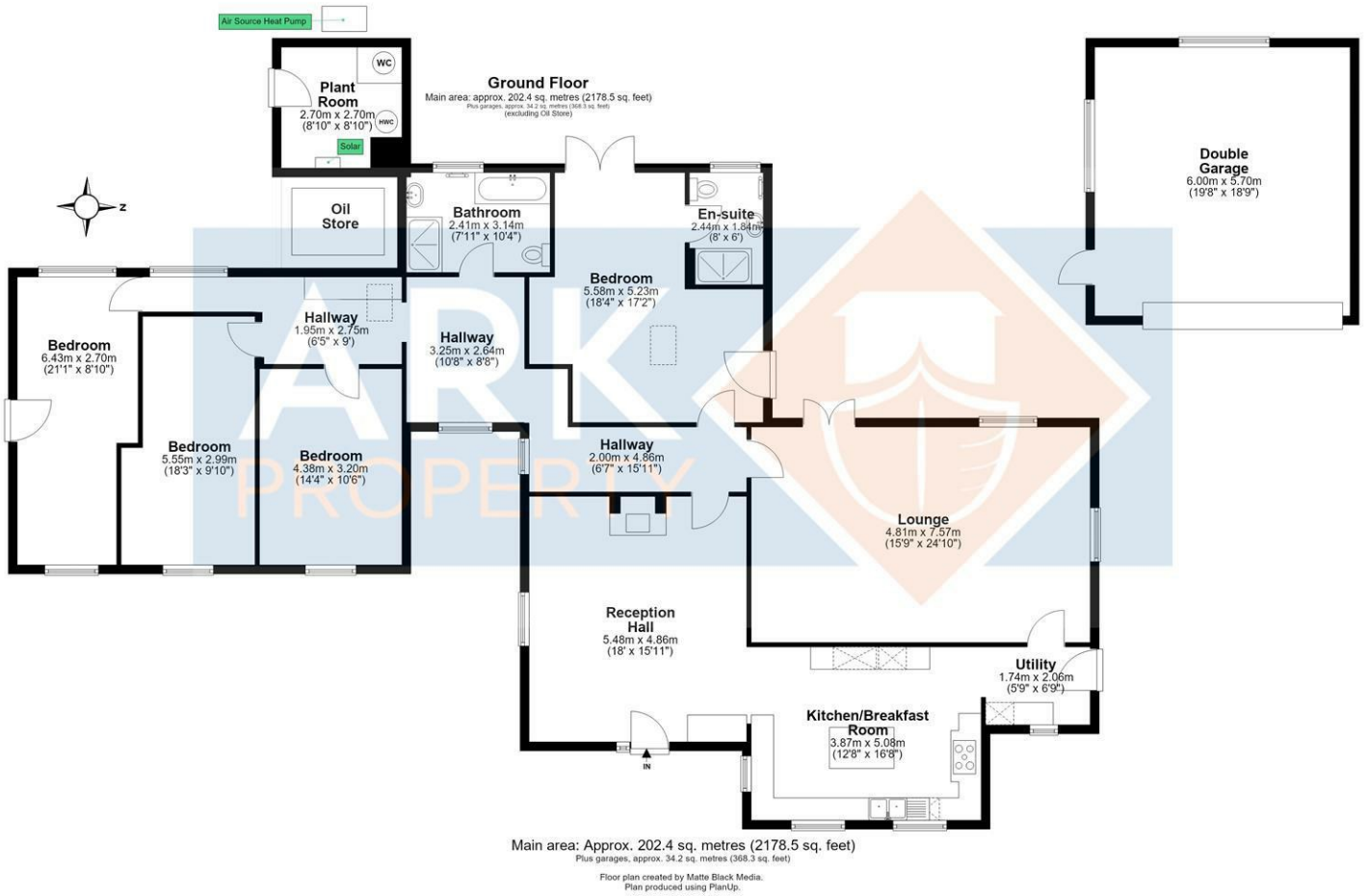








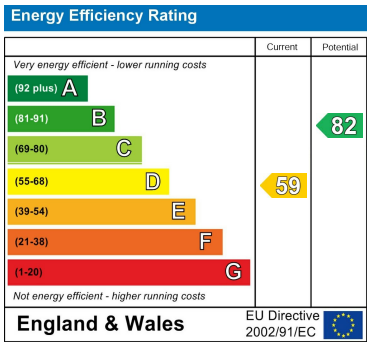
Floor Plan

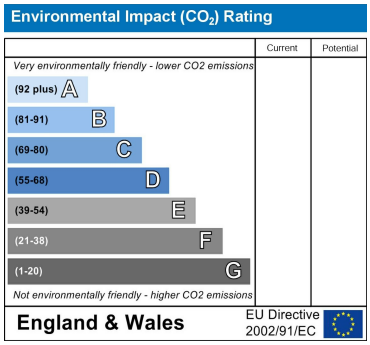


Area Map



Energy Efficiency Graph





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