



Mulberry House
High Street | Moulton | Lincolnshire | PE12

 FINE & COUNTRY

KEY FEATURES

- *A Grade II Listed Georgian Village Home in a Prime South Lincolnshire Village*
- *Offering Flexible and Versatile Accommodation, Extended and Well Maintained*
- *Entrance Hall, Reception Room, Dining Room, Conservatory and Cellar*
- *Attached Former Village Bakery, Now a Characterful Art Studio with Charming Snug*
- *Modern Open-Plan Kitchen and Breakfast Room, Pantry, Utility / Boiler Room and WC*
- *First Floor: Four Bedrooms and Family Bathroom, Including Principal Bedroom with En Suite*
- *Second Floor: Two Further Bedrooms, Ideal for Guests or Children, One with En Suite WC*
- *Mulberry House is Complemented by a Generous, Mature and Colourful English Country Garden*
- *The Property Occupies a Substantial Plot Extending to Just Over One Third of an Acre*
- *The Property Benefits from Two Garages, Integrated Wood Store and Off-Road Parking*
- *Total Living Accommodation Extends to Approximately 4183 Sq.Ft.*



With Moulton Windmill rising beyond the house and more than 250 years of village history contained within its walls, Mulberry House is a property with a story that is almost impossible to separate from its setting. Handsome and substantial from the street, yet remarkably private behind, this Georgian house has evolved over generations from a two-storey thatched home with its own bakery into an exceptional six-bedroom family residence.

Research undertaken by the present owners at the Spalding Gentlemen's Society dates the main house to around 1775, when it was built by Robert King, who also built the neighbouring windmill. Originally arranged over two storeys beneath a thatched roof, with the bakery alongside, the house gained its third floor in around 1825. Remarkably, the bakery itself remained in use until the 1960s.

The present owners moved here 43 years ago and are only the third family to have lived at Mulberry House since its construction. They were drawn to a house that offered both space for family life and a central village

position, and over more than four decades they have restored character lost through earlier alterations while allowing the property to evolve around the way they lived.

Its history remains visible throughout. Original bakery ovens survive within what is now an artist's studio, while elsewhere there are traces of an old letterbox and the place where money was once passed through the wall from the shop into the office. One window even bears an inscription made by a young Eliza "May" King, whose grave can still be found in Moulton churchyard.

From the front, the house has the restrained presence expected of a Georgian village home, with warm red brick, tall windows and a central portico, while the rendered former bakery wing immediately hints at something less conventional. Seen from above, its relationship with the windmill is particularly striking, the two buildings forming part of the same historic village landscape.

Inside, the entrance hall establishes the proportions of the main house, with reception rooms arranged to either side and an elegant staircase rising through its centre. Its polished handrail curves upwards through the house, creating generous landings and a strong sense of continuity between the floors.

The principal reception room is substantial but inviting. The owners replaced a large red-brick fireplace with the marble surround seen today and reinstated details including a picture rail and ceiling rose. Broad windows look towards the garden and a wood-burning stove forms a natural focal point.

The room opens into the adjoining conservatory, which was added to create a stronger connection with the garden. Glazed on several sides beneath a high glass roof, with oak parquet flooring adding warmth, it feels almost surrounded by planting and has become one of those spaces that perfectly demonstrates how easily the house transitions between its more formal Georgian rooms and relaxed everyday living.





Across the hall, the dining room has the proportions for a substantial table and has hosted countless Christmases, birthdays and dinners with friends over the years. Decorative corning and a ceiling rose reinforce its period character, while garden-facing windows bring in plenty of light. A deep former serving hatch beside the door, now boarded over, offers another intriguing reminder of the way the building once operated.

The kitchen has undergone one of the most important transformations. When the owners arrived, an oil-fired Aga projected well into the room. After its removal, the original fireplace was opened to create a recess for the present range cooker, with the chimney also providing the route for extraction. In 2019, the rear of the kitchen was extended to create the spacious kitchen, dining and garden area seen today. Rooflights and broad glazed doors fill the extension with natural light and allow the room to open directly onto the terrace. It is now very much the everyday heart of the house, with painted cabinetry, a substantial central island, extensive work surfaces and plenty of space for informal meals.

It also reflects something the owners have particularly enjoyed about Mulberry House: its ability to accommodate people. The house can feel comfortable for ordinary family life but has equally

supported much larger gatherings, with the kitchen, reception rooms and garden working naturally together.

A pantry sits just off the kitchen, while a rear entrance leads to a sizeable boot and utility room and WC, with one of the two garages beyond. There is also a cellar beneath the original house, together with a second detached garage and generous parking. The former bakery wing provides some of the property's most individual accommodation. The old baker's shop has become an atmospheric snug, with substantial exposed ceiling timbers distinguishing it immediately from the more formal rooms. Alongside is an office that still contains small reminders of its former commercial use.

Beyond is perhaps the most memorable room in this part of the house. The former bakehouse is now an artist's studio, where the low ceiling was removed to reveal the height and structure of the roof. Heavy timbers cross the room, a large window brings in excellent natural light and the original bakery ovens remain within the fabric of the building. For the current owners it has become a creative workspace, but it offers considerable scope for hobbies, working from home or simply enjoying one of the property's most historically significant spaces.











one particularly substantial bedroom. The spacious family bathroom includes a freestanding roll-top bath and separate shower.

The staircase continues to the second floor, added in around 1825, where two further bedrooms sit on either side of the landing, accompanied by an en suite and useful storage. The six bedrooms across the two upper floors give the house considerable flexibility for family, guests and home working.



The first floor has four bedrooms, together with the family bathroom, separate WC and dedicated laundry room. The principal bedroom includes fitted wardrobe and an en suite, while another generous bedroom retains an attractive fireplace and enjoys views over the garden.

Two further bedrooms were originally one large room and were divided when the owners' children were young and they wanted them nearby. The original doorway remains and the division is by a stud wall, leaving the possibility, subject to any necessary consents, of recreating







For all the character inside, the garden is one of the things the owners say they will miss most.

When they arrived 43 years ago, there was little beyond lawn, a low wall and several established trees. The original mulberry, yews and horse chestnut remain, but almost everything else has been planted and developed during their ownership. Year by year, different areas were created and the result is now a mature, deeply private garden with terraces, paths and richly planted borders providing a succession of places to sit and entertain.

The garden has welcomed gatherings of up to around 50 people, yet works equally well for quiet family life. It has been the setting for Easter egg hunts with children and, more recently, grandchildren, and in the past few years has also been opened to the public to raise money for Cancer Care and St Barnabas Hospice, raising more than £3,500 in 2026.

Beyond the areas designed for entertaining, the garden offers plenty of space to grow your own vegetables and fruit, with the potential to become largely self-sufficient. A productive vegetable garden at the rear, together with a beautiful lean-to greenhouse accessible from both the garage and garden, provides an excellent setting for growing fresh produce throughout the seasons. There is also a charming orchard, within which sits a large painted garden shed, providing useful storage and adding to the garden's productive, country character.

Despite its abundance, the planting has been adapted over time with manageability in mind and the owners have always looked after it themselves.



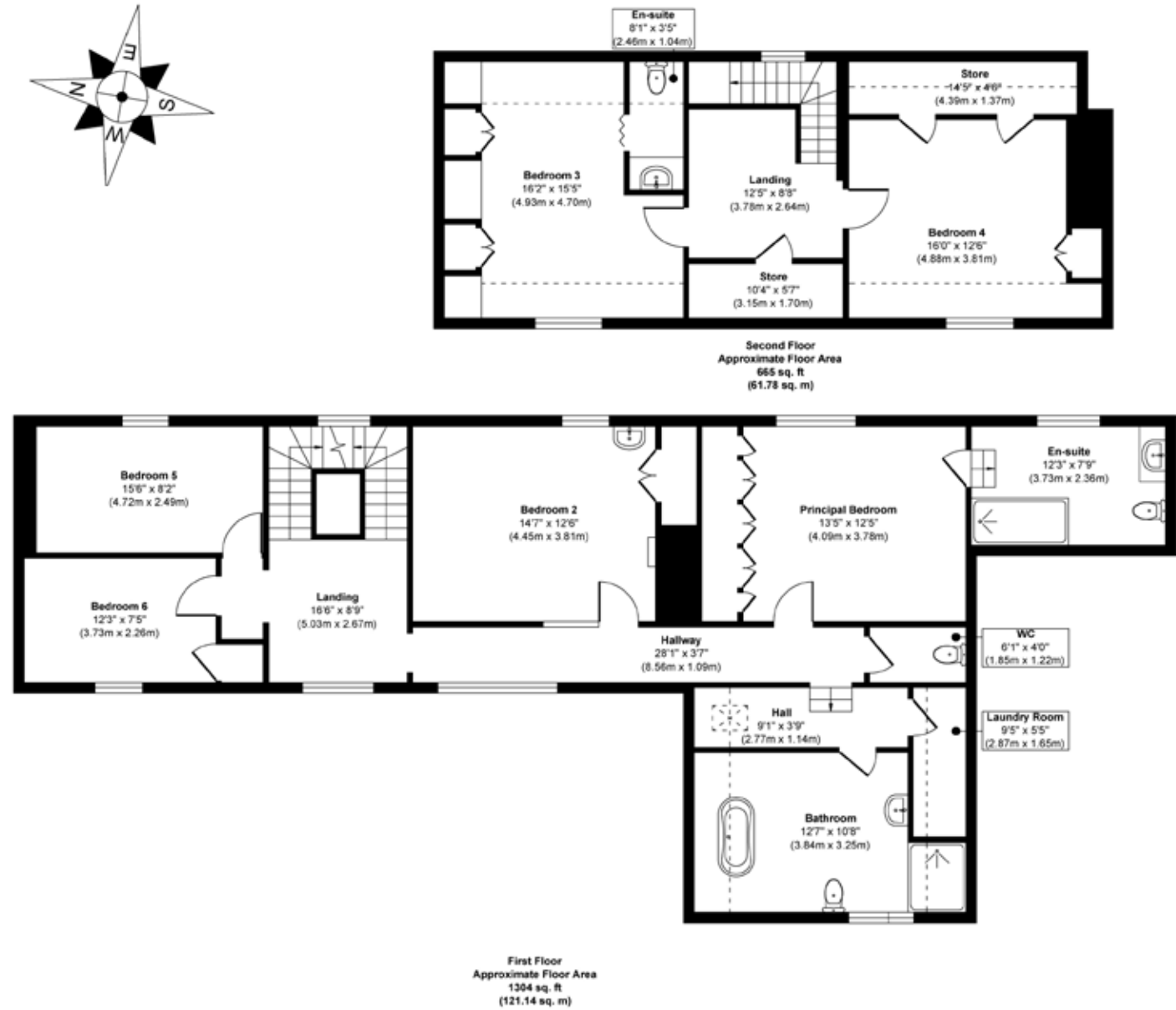
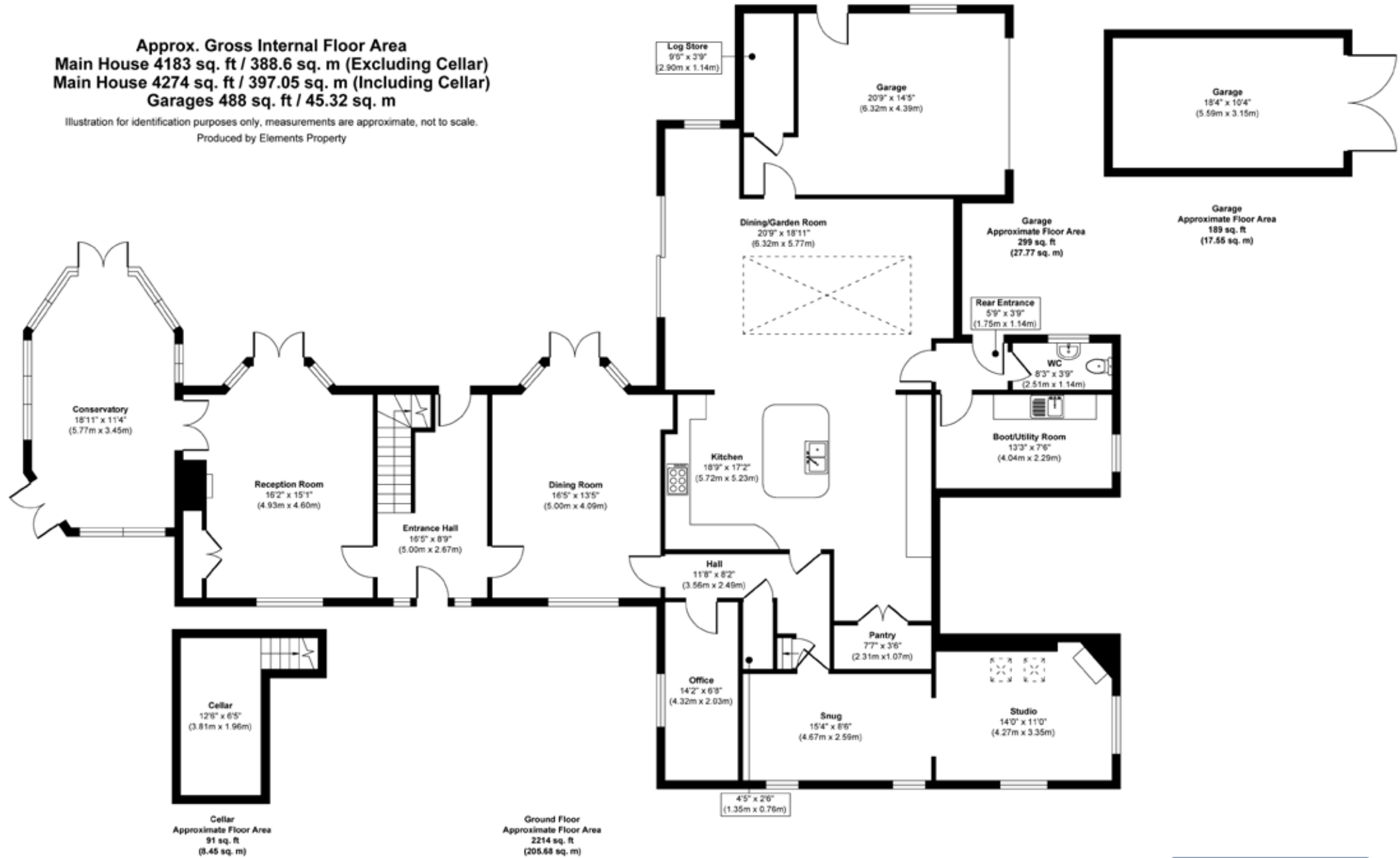


Mulberry House sits at the heart of Moulton, with the windmill and church close by and everyday village amenities within easy reach. There is a primary school, shops, pub, doctor's surgery and fish and chip shop, while Spalding is around five miles away and Peterborough approximately 19 miles, providing rail services to London King's Cross.

For the owners, that position has also meant being part of village life. They joke that what should be a ten-minute job in the front garden can easily take an hour because so many people stop to chat.

After 43 years, leaving Mulberry House is understandably a significant decision. It has been a family home, a place for entertaining and a backdrop to several generations of memories. Yet beyond that personal history lies a much longer story, stretching back to Robert King, the village bakery and the creation of Moulton Windmill. For only the fourth time in around 250 years, Mulberry House is ready for someone new to add their own chapter.





LOCAL AUTHORITY: South Holland District Council

SERVICES: Mains Water, Drainage and Electricity and Gas Central Heating

TENURE: Freehold

COUNCIL TAX BAND: F

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