



- Detached Three Bedroom Family Home in a Quiet Rural Position
 - Set in Approx. 3.5 Acres of Formal Gardens and Paddock Land
- Ideal For Equestrian Use having Barn with Two Stables, Tack/Feed Room and Workshop
 - Generous Parking Area with Space for Horsebox
 - Garage with Useful Room Over (Potential Annexe/Studio STPC)
- Additional Acreage Available by Separate Negotiation ● No Upward Chain



GENERAL AND SITUATION

Approximate Distances:
Crowland 4.5 miles • Spalding 12 miles • Peterborough 13 miles

A three bedroom detached family home with potential for an annexe, set in approx. 3.5 acres (further land available), with a large barn with internal stables and workshop, in an accessible rural location.

Offered for sale with no upward chain, Spinney Lodge is a comfortable country home tucked away at the end of a quiet rural lane. The property provides excellent scope for those seeking space for family life and outdoor pursuits, having equestrian facilities and set in approximately 3.5 acres of gardens and land. Beyond the house is a modern barn with two integral stables, a tack/feed room and workshop, plus a generous yard and parking area suitable for a horsebox or trailer. Over the garage is a useful room currently utilised as overspill accommodation, with potential for a number of uses subject to gaining any necessary consents.

Set on the border of Lincolnshire and Cambridgeshire, Crowland is a characterful market town ideally placed for Peterborough to the south-west and Spalding to the north. Best known for its beautiful ancient Abbey, the town has a friendly, everyday feel and a good range of local amenities including a post office, primary school, a variety of shops, pubs and restaurants, together with a popular weekly market.

A much-loved family home for more than 30 years, Spinney Lodge offers comfortable and easy country living ideal for those who want space for children, dogs and horses.



THE RESIDENCE

A detached three bedroom home benefitting from double glazing, electric air source heat pump system and solar panels. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Entrance Hall** has exposed ceiling beams, tiled flooring and stairs rising to the first floor. A door to the right opens into the **Utility/Boot Room**, fitted with a range units, worktops, a stainless-steel sink with mixer tap and tiled splashbacks. There is space and plumbing for a washing machine, space for a tumble dryer and a freestanding fridge/freezer. A stable door leads outside. Further doors lead to an **Office** and a **Cloakroom**.

To the left of the **Entrance Hall** is the **Kitchen/Diner**, fitted with wall and base units and rolled-edge worktops, with a one-and-a-half bowl sink, mixer tap and tiled splashbacks, electric hob with extractor over, plus an electric oven and grill. The room has a ceiling light and fan, laminate flooring and a front-facing window.

A door leads to the **Dining Room**, which enjoys a rear-facing window overlooking the gardens and features ceiling beams. Double doors open into the **Lounge**, also accessible from the **Entrance Hall**, which is a spacious yet cosy family room with wooden flooring and a log-burning stove set in a brick fireplace and hearth with a wooden mantel above. There is a side aspect window and an external door.



To the **First Floor** the **Landing** provides access to the loft space, three well-proportioned bedrooms and a family bathroom.

The **Principal Bedroom** has laminate flooring, a walk-in wardrobe and two useful eaves storage cupboards. The **Ensuite Shower Room** comprises a wash hand basin set in a vanity unit, bidet, WC and a shower cubicle, with tiled flooring and walls, and additional eaves storage.

Bedrooms Two and Three are both a good size and have fitted storage and laminate flooring.

The **Family Bathroom** is fitted with a bath with shower attachment and screen, wash hand basin, bidet and WC, with tiled walls, laminate flooring and an airing cupboard.

Note: there are some sloping ceilings to the first floor.

OUTSIDE

To the front of the house, gates open to a gravelled driveway and generous parking area for a number of vehicles.

The driveway leads to a **Garage** with twin roller shutter doors, which benefits from power, lighting and plumbing for a washing machine, and also houses the solar panel battery. A staircase leads to a useful room arranged as a **Studio/Annexe** and utilised as overflow accommodation. One end includes a kitchenette with base units, worktops and sink with mixer tap. A door leads to a shower room fitted with an electric shower in a tiled cubicle, wash hand basin and WC, with tiled flooring and an extractor. (nb there are some sloping ceilings).

There is a **Storage Shed** to the rear of the garage, along with a **Vegetable Patch** and **Log Store**.

To the rear of the house there are formal gardens with a paved patio area and lawn, complemented by a variety of mature trees and shrubs. From the rear garden there is access to a **Small Paddock** with an enclosed **Chicken Pen**.

OUTBUILDINGS & LAND

A second gated access from the lane leads to a driveway serving the **Modern Barn** which has sliding doors to the front and benefits from power, light and water supplies. It is arranged in two main sections: an **Equestrian Area** with **Two Internal Stables** and a **Tack/Feed Room**, plus additional space for hay/shavings storage, and a **Workshop Area**, with space for vehicles or storing a trailer under cover.

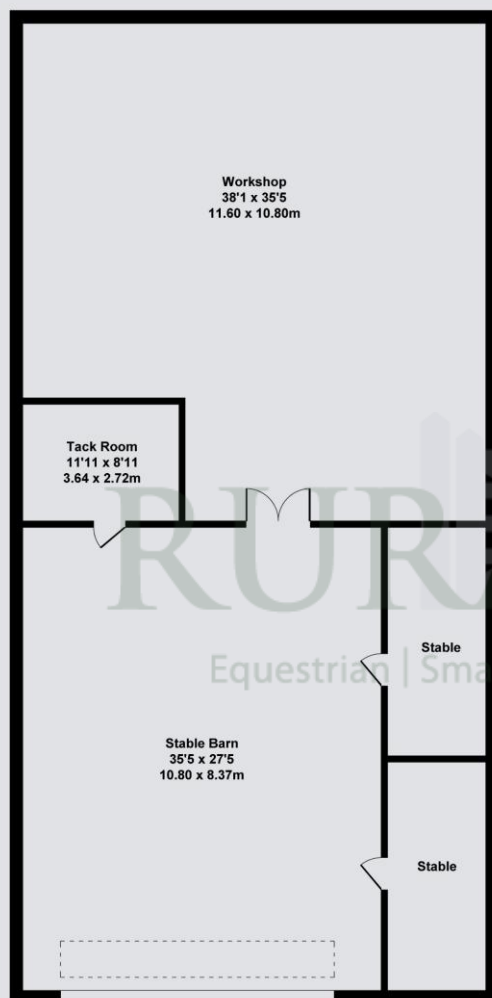
The Land extends to approx. 2.5 acres and runs in a strip along the bank. It is mainly flat and gently sloping in places. Please note that there is a **Public Footpath** running along the bottom boundary.

IN ALL APPROX. 3.5 ACRES
(About 1.4 Hectares)

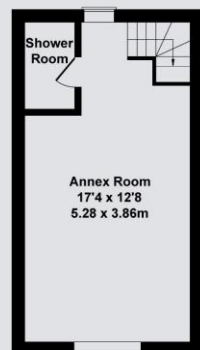
Note: There is further acreage behind the rear garden owned by the family which may be available to purchase by separate negotiation.

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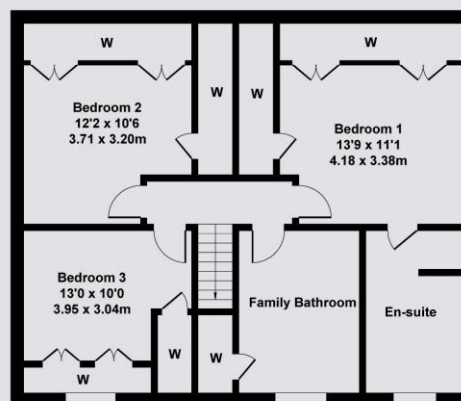




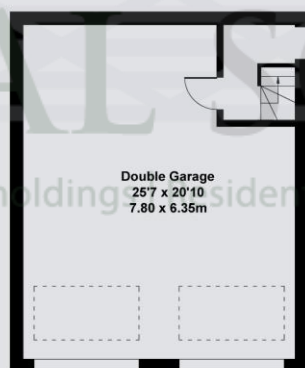
BARN/OUTBUILDING



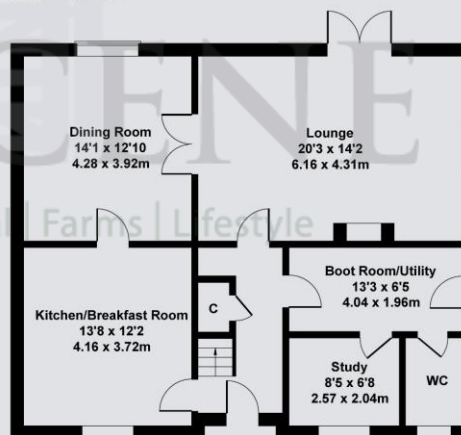
FIRST FLOOR ANNEX



FIRST FLOOR



GARAGE



GROUND FLOOR

Approximate Gross Internal Area
5360 sq ft - 498 sq m

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

SOUTH HOLLAND DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, AIR SOURCE HEAT PUMP CENTRAL HEATING, SOLAR PANELS, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold

ENERGY RATING D

COUNCIL TAX A

DIRECTIONS

From Dogsthorpe Roundabout, take the 3rd exit onto Eye Road (A47). After approximately 0.5 mile, at the next roundabout take the 1st exit onto the A16. Continue on the A16 for approx.10 miles, then turn right onto the B1166, Hulls Drove, followed by an immediate right turn onto Falls Drove. Take the next left turning onto Cox's Drove and after approx. 1.5 miles turn right onto Dowsdale Bank. Follow this road all the way to the end and Spinney Lodge is the last house on the left.

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RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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