



Osborne House

Pennyhill | Holbeach | Lincolnshire | PE12 8DW

 FINE & COUNTRY

KEY FEATURES

- *A Non-Listed Period Former Farmhouse in South Lincolnshire*
- *Entrance Hall, Well-Appointed Kitchen Opening into Dining Room*
- *Generous Reception Room, Snug/Play Room and Conservatory*
- *Useful Side Hallway, Utility Room, Store Room and Ground Floor WC*
- *Four Double Bedrooms, One with En Suite and a Family Bathroom*
- *Detached Brick-Built Double Garage with Additional Workshop*
- *Useful Semi-Detached Brick-Built Garden Storage Building*
- *Mature Wrap-Around Gardens with Lawns, Borders and Woodland Area*
- *Generous Plot Extending to Approximately Just Over Half an Acre*
- *Living Accommodation Extending to Approximately 2,518 Sq Ft*





Osborne House is a charming Victorian former farmhouse, built in 1850, occupying a peaceful rural position approximately a mile north of the A17 and just a few minutes' drive from the market town of Holbeach. The property offers generous and versatile accommodation, complemented by substantial mature gardens extending to over half an acre, together with a range of useful outbuildings.

The house retains a number of attractive period features, while the majority of the windows are now double-glazed, predominantly with timber-framed sash windows. The accommodation is particularly generous, with four double bedrooms on the first floor, including an en suite guest bedroom, together with a family bathroom.

At ground-floor level, the principal reception room is an elegant and light-filled space, enjoying windows to two aspects including a large bay window overlooking the garden. Recesses to either side of a handsome period-style fireplace provide useful, fitted shelving and cupboards. Adjacent is a comfortable snug, providing a more intimate second reception room.

Across the hallway, the dual-aspect dining room enjoys views over the gardens and connects directly with the kitchen. A double-sided log burner forms an attractive focal point between the two rooms, while the continuation of the tiled flooring creates a natural sense of flow between the spaces.

The well-appointed kitchen is fitted with granite worktops and a comprehensive range of integrated Neff appliances, including two eye-level Slide & Hide ovens, a combination microwave, propane gas hob, slimline wine cooler within the island, dishwasher and full-length fridge. From here, the accommodation continues into a conservatory, providing additional sitting and entertaining space with panoramic views across the garden and direct access to the terrace.

The bedrooms are all doubles, with one benefitting from its own en suite shower room. Views across the gardens can be enjoyed from virtually every window, while the landing window provides a particularly attractive far-reaching outlook over the surrounding fields.











Outside, the property is approached via a spacious gravel driveway, providing ample parking and framed by a low brick wall and curving gateway. A magnificent copper beech tree creates an impressive first arrival, while mature trees throughout the gardens include lime trees along the road frontage and a walnut tree to the rear.

The gardens extend to over half an acre and wrap around the house, with broad sweeping lawns providing a generous setting. The front elevation is softened by mature wisteria, while an old west-facing brick wall forms the rear boundary and provides an ideal setting for espaliered apple and plum trees. Established perennial borders add colour and interest, with a sizeable terrace leading directly from the conservatory and providing a lovely vantage point from which to enjoy the garden.

A collection of old brick buildings alongside the drive provides useful garaging, storage and workshop space, while a smaller adjoining building houses the boiler and offers practical additional storage for garden equipment.

Holbeach is conveniently close, providing a good selection of everyday amenities, including shops, a large Tesco, primary schooling and Holbeach University Academy, rated Good by Ofsted. The attractive market town of Spalding is approximately 20–25 minutes away and offers a wider range of shopping, leisure and professional services, together with sought-after grammar schools. Peterborough is around 40 minutes to the southwest, providing fast direct rail services to London King's Cross in approximately 45 minutes, as well as convenient access to the A1. The A17 also provides good road connections towards Norfolk and the east coast.

Osborne House combines the character and proportions of a Victorian farmhouse with generous living accommodation, extensive mature gardens and a peaceful rural setting, whilst remaining conveniently placed for the amenities of Holbeach, Spalding and the wider road and rail network.

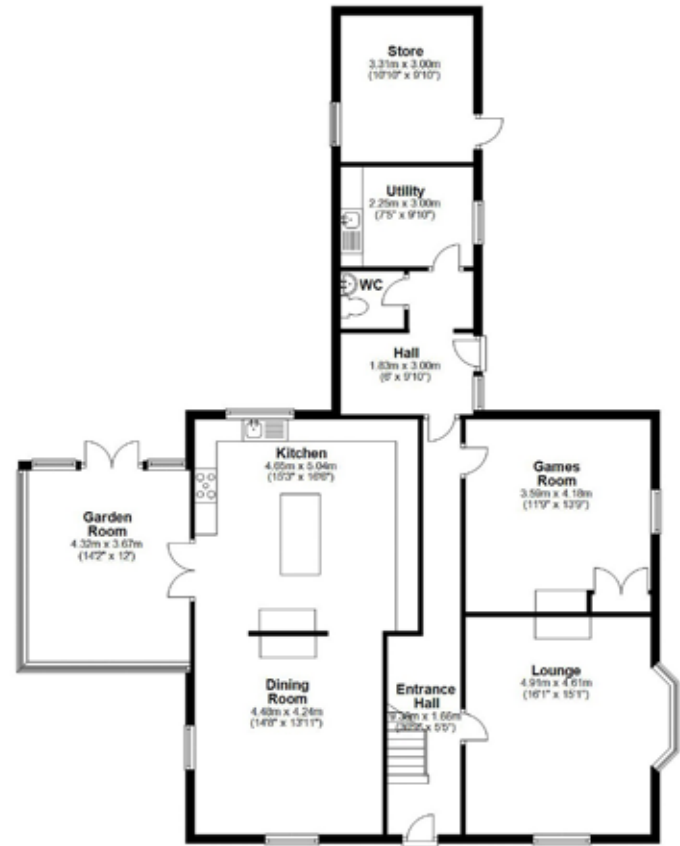
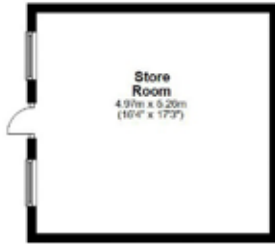
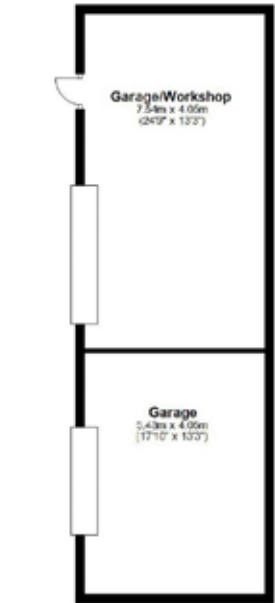




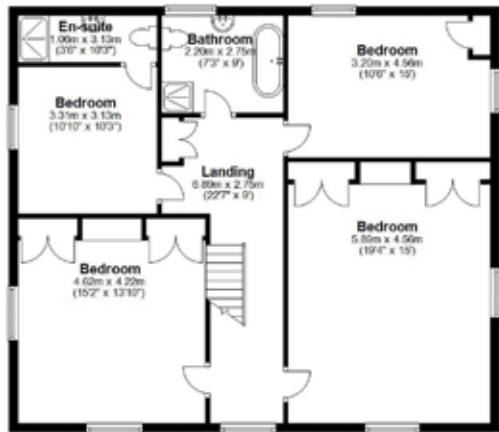


Approximate Gross Internal Floor Area:
Main House = 2518 Sq.Ft. / 234 Sq.m.
Outbuildings = 857.88 Sq.Ft / 79.7 Sq.m
Total = 3376.63 Sq.Ft / 313.7 Sq.m.

This floor plan has been prepared on behalf of Fine & Country. Measurements, openings and compass points are for indication and approximation only. Not drawn to scale. Whilst measurements, dimensions and compass points are taken with care you should check yourself if you need to make any decisions that may rely on them.



Ground Floor Approx. Floor Area
1466 Sq.Ft / 136.2 Sq.m.



First Floor Approx. Floor Area
1052 Sq.Ft / 97.8 Sq.m.

Agents notes:
The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or their agent. © Unauthorised reproduction prohibited.



LOCAL AUTHORITY: South Holland District Council

SERVICES: Mains Water and Electricity, Septic Tank and Oil Fired Central Heating

TENURE: Freehold

COUNCIL TAX BAND: E

DISCLAIMER:

These particulars, whilst believed to be accurate, are set out as a 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 the employment of Fine & Country or Rutland Country Properties has the authority to make or give any representation or warranty in respect of the property.

We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Rutland Country Properties. Registered in England and Wales No. 11897195
Registered Office - 33 Boston Road South, Holbeach, Spalding, Lincolnshire, England, PE12 7LR
Copyright © 2026 Fine & Country Ltd.





Fine & Country

Tel: +44 (0) 1780 750 200

stamford@fineandcountry.com

The Old Jewellers, 30 High Street East, Uppingham, Rutland, LE15 9PZ

