



5 Hall Gardens
Pinchbeck | Spalding | Lincolnshire | PE11

 FINE & COUNTRY

KEY FEATURES

- *Premium Double-Fronted Modern Home Occupying a Generous Plot Within an Exclusive Development*
- *Situated on the Former Grounds of a Country House, on the Village Edge, Close to Spalding's Amenities*
- *Built by Melbourne Holdings, a Lincolnshire Developer Renowned for High-Specification Homes*
- *Welcoming Entrance Hall, Reception Room, Dining Room, Study, Open-Plan Kitchen/Dining Room, Utility Room, and WC*
- *Six Double Bedrooms, Including Two En Suites, a Dressing Room, and a Family Bathroom*
- *Large Front Forecourt, Detached Double Garage, Generous Off-Road Parking, and Lawned Frontage*
- *Spacious Rear Garden, Mainly Laid to Lawn with a Patio Terrace, Offering a Blank Canvas*
- *Total Accommodation Extends to Approximately 3,735 Sq.Ft.*



Virtually Staged Image



Set within an exclusive development in the Lincolnshire village of Pinchbeck, 5 Hall Gardens is a substantial six-bedroom detached house combining traditional architectural character with the proportions, specification and efficiency of a modern home. Extending to approximately 3,735 square feet, with an additional detached double garage, the property offers exceptionally versatile accommodation arranged across three floors.

The house was purchased from new around five years ago and has since been thoughtfully personalised and enhanced. Its handsome red-brick elevations, stone detailing and steeply pitched roof give the exterior a reassuring sense of permanence, while the interior is notably light, spacious and contemporary. Generous reception rooms sit alongside an impressive kitchen and breakfast room, there is excellent provision for working from home, and the upper floors provide six bedrooms and three bath or shower rooms.

The property is approached through a broad entrance door framed by glazed side panels, introducing natural light into an unusually spacious reception hall. This is far more than a transitional area. Its proportions establish the scale of the house from the outset, while decorative wall panelling, deep skirting boards and a muted colour palette bring definition and character.



Virtually Staged Image



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The hall and kitchen have been finished using Farrow & Ball Dead Flat paint. Designed to combine the brand’s distinctive matt appearance with a durable, wipeable finish, it is a practical choice for the busier areas of a family home. Wood-effect tiled flooring continues through much of the ground floor, introducing warmth while retaining the resilience and ease of maintenance of a tiled surface, while the hallway has been painted using the ‘colour drench’ method, creating a cohesive, enveloping effect and adding a greater sense of depth and character.

Oak veneer Dordogne doors and wooden windows have been used throughout, adding a more traditional quality to the interior and complementing the proportions and architectural style of the house. A particularly appealing detail can be found beneath the staircase, where a small purpose-made door opens into a discreet sleeping space for pets.

The main reception room lies to one side of the hall. This is a particularly generous room, extending to more than 26 feet and benefitting from windows along the side elevation as well as a bay window overlooking the front. Its length allows for several distinct areas to be created within the room, whether arranged around seating, reading, music or informal entertaining.

Across the hall, the dining room offers similarly impressive proportions. A second front-facing bay window gives the room architectural interest, while its position close to the kitchen makes it equally suitable for formal dining, larger family occasions or an alternative everyday use. The present owners have used this room as a gym, demonstrating the flexibility of the ground-floor accommodation.

A separate office is positioned between the hall and the kitchen, providing a quiet and properly defined place from which to work. With six bedrooms elsewhere in the house, it is possible to retain this as a permanent study while also establishing a second home office upstairs, an arrangement that has worked well for the present household.

The kitchen and breakfast room forms the centrepiece of the house. Measuring more than 23 feet in length, it has been designed as a bright, sociable space in which cooking, dining and everyday family life can come together. Roof glazing draws daylight into the centre of the room, while bifold doors on two sides create a strong visual and practical connection with the garden.

Shaker-style cabinetry is arranged around the room and complemented by an exceptionally large central island. This provides extensive preparation space, storage and informal seating, while leaving ample room for a substantial dining table. The island was extended during the current ownership, further increasing its usefulness as the natural gathering point of the room.

The work surfaces are by Königstone, with the same quartz used across the kitchen, island and adjoining utility room to give the practical spaces a consistent finish. Integrated appliances are by Neff and include a Slide&Hide oven, together with a coordinating combination microwave oven. A Quooker boiling-water tap provides an additional convenience and is included in the sale.

The combination of roof glazing, full-height glazed doors and dual-aspect windows gives the kitchen a notably open atmosphere. During warmer weather, the bifold doors can be opened to bring the house and garden together. The generous island (cabled for electricity should the new owners wish to make any changes to the layout) works naturally for breakfasts, homework and informal meals, while also providing an excellent serving point when friends and family gather.



Virtually Staged Image



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A useful door from the kitchen leads directly to the utility and boot room. This has further fitted storage, Königstone work surfaces, a sink and practical space for laundry appliances, while an external door provides direct access to the side of the house. Its position makes it particularly useful for returning from the garden, walking or everyday family activities without passing through the principal rooms.

The utility room also houses the gas-fired heating equipment and a large hot-water cylinder. Underfloor heating serves the ground floor, while the first and second floors have conventional radiators. Each of the bathrooms also benefits from underfloor heating, providing additional comfort across all three levels.

A ground-floor cloakroom completes the accommodation on this floor.

The staircase rises through an open central section of the house, with the substantial landing contributing to the

property's sense of space. On the first floor, the principal bedroom occupies a private position to one side. This is a generous double room with an adjoining dressing room leading through to an en-suite shower room. The arrangement creates a clearly defined principal suite, separating sleeping, dressing and bathing areas without compromising the proportions of the bedroom itself.

Three further bedrooms are positioned across the first floor. Bedrooms two and four are both especially spacious doubles, while bedroom three is another well-proportioned room with a recessed area suited to storage or fitted furniture.

The family bathroom is arranged around a freestanding bath and also includes a separate Aqualisa shower, wash basin and WC. R2 bathroom furniture provides fitted storage, while underfloor heating adds comfort beneath the tiled floor. A further separate WC is located off the landing, a useful practical feature in a house designed to accommodate a larger

family or regular guests.

The principal en-suite is similarly fitted with R2 bathroom furniture and an Aqualisa shower, maintaining a consistent specification across the house.

The second floor adds another dimension to the accommodation. Bedroom five is a large double room with its own en-suite shower room, again fitted with R2 furniture and an Aqualisa shower, creating an excellent guest suite or a degree of independence for an older child. Bedroom six lies on the opposite side of the landing and is similarly generous. Either room could also become a studio, games room or additional office while retaining considerable flexibility for future owners.

The size and arrangement of the upper floor would work particularly well for guests, teenagers or extended family. It allows part of the house to feel slightly separate while remaining fully connected to the principal accommodation below.







Virtually Staged Image

Outside, the rear garden is broad, level and predominantly laid to lawn, creating an excellent blank canvas for further landscaping. Mature trees along one boundary provide greenery and shade, while the garden's scale allows ample room for children's play, outdoor dining and more structured planting.

A paved terrace immediately behind the house provides space for seating and dining, with direct access from both the kitchen and main reception room through glazed doors, and the existing arrangement offers clear potential for a future owner to develop the outside space according to their own priorities. The detached double garage provides approximately 340 square feet of additional space. Positioned away from the principal garden frontage, it offers secure parking, storage or workshop potential, while the driveway provides further off-road parking.

Pinchbeck is a well-established village immediately north of Spalding, allowing residents to combine a village setting with convenient access to the town's shops, supermarkets, services and leisure facilities. The surrounding landscape is characteristically open and agricultural, with local lanes and footpaths providing opportunities for walking. The Ship, a thatched country pub beside the River Glen, is among the nearby village amenities and is known for locally sourced food, real ales and its riverside setting.





The property location is particularly well placed for education. Spalding Grammar School provides selective secondary education for boys, with a mixed sixth form, while Spalding High School is a selective school for girls. Ayscoughfee Hall School offers independent education for younger pupils, and Bourne Grammar School provides a further selective option within the wider area, subject in each case to the relevant admissions criteria.

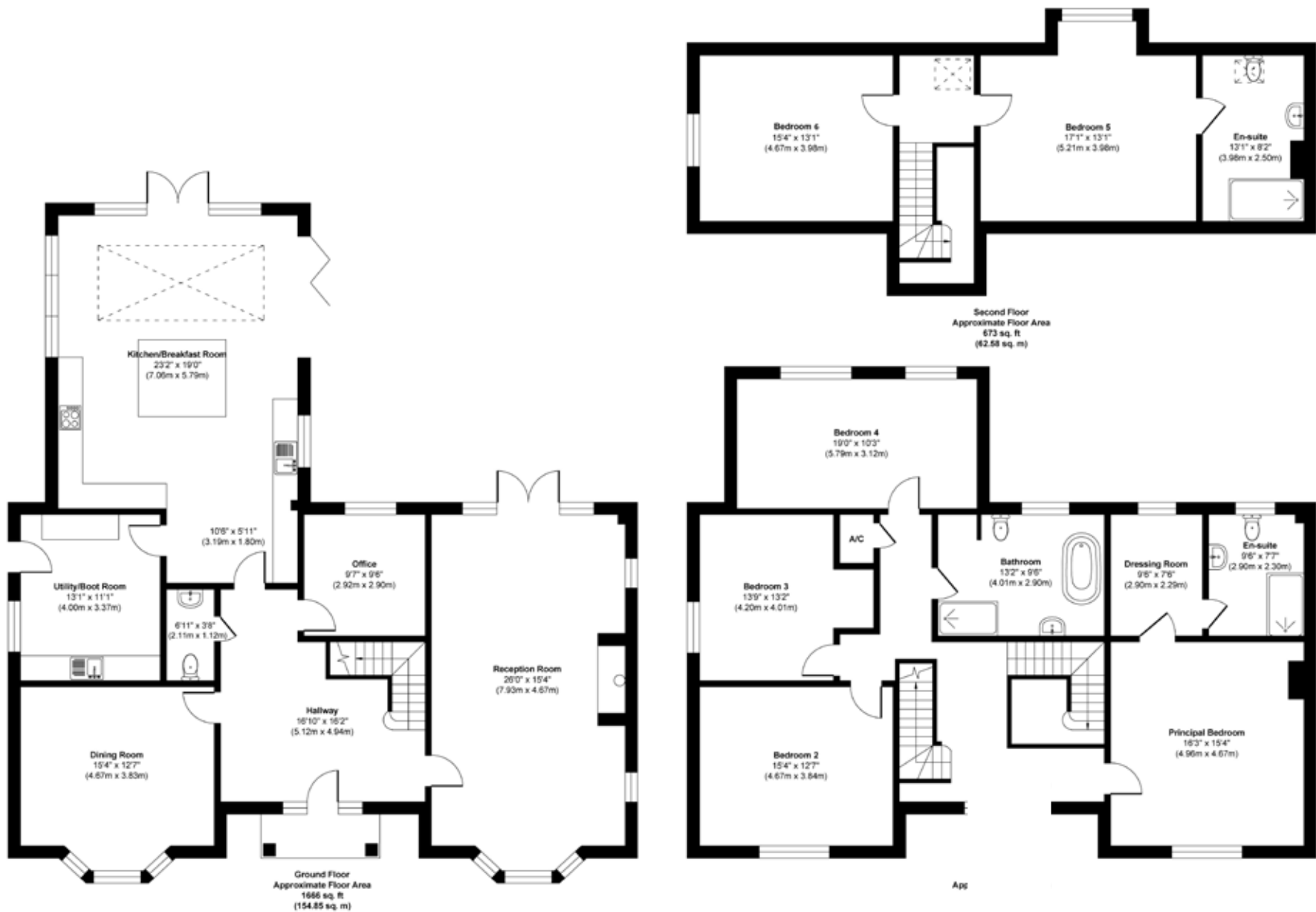
For commuters, Spalding railway station provides services to Peterborough, with the average journey taking around 20 minutes. Peterborough offers onward mainline connections to London King's Cross and destinations across the country, making the location practical for those combining village life with regional or longer-distance travel.

What distinguishes 5 Hall Gardens is not simply its size, but the way that space has been distributed. The house provides impressive rooms where they matter most,

particularly the reception hall, main reception room and kitchen, while retaining the flexibility required for working from home, accommodating guests and adapting as family needs change.

Its modern construction brings practical advantages, yet the architectural treatment and carefully chosen interior finishes prevent it from feeling anonymous. Farrow & Ball colours, wall panelling, oak veneer Dordogne doors, wooden windows, Shaker cabinetry, quartz surfaces and warm wood-effect flooring give the house a coherent identity, while details such as the discreet pet sleeping area beneath the stairs add personality and practicality.

With six bedrooms, extensive living accommodation, a detached double garage and a large garden, this is a substantial and adaptable home in a village setting close to Spalding. It offers the space for family life to unfold comfortably, without sacrificing access to schools, transport links and everyday amenities.



Approx. Gross Internal Floor Area
Main House 3735 sq. ft / 347.16 sq. m
Garage 340 sq. ft / 31.61 sq. m
Total 4075 sq. ft / 378.77 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Double Garage
Approximate Floor Area
340 sq. ft
(31.61 sq. m)

LOCAL AUTHORITY: South Holland District Council

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

TENURE: Freehold

COUNCIL TAX BAND: F

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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.

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LOCATION





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