



## 34 MATMORE GATE

SPALDING, PE11 2PN

**£499,995**  
FREEHOLD

A rare opportunity to acquire a truly unique family home in one of Spalding's most sought-after locations. Believed to date back to the early 1900s, this charming period residence, known as Prudence Villa, offers a beautifully presented four-bedroom main house alongside a delightful two-bedroom cottage-style annexe, making it ideal for multi-generational living or those seeking flexible accommodation. Boasting an array of character features, multiple reception rooms, extensive outbuildings and a garage, the property effortlessly combines timeless charm with modern practicality. Situated on the prestigious Matmore Gate, within easy reach of Spalding town centre, excellent schooling and transport links, this exceptional home offers a lifestyle opportunity seldom found on the open market and must be viewed to be fully appreciated.

# 34 MATMORE GATE

- Charming Early 1900s Period Home
- Prestigious Matmore Gate Location
- Four-Bedroom Main Residence
- Two-Bedroom Cottage-Style Annexe
- Five Versatile Reception Rooms
- Generous Mature Plot
- Large Garage and Useful Outbuildings
- Ideal for Multi-Generational Living
- Close to Excellent Schools and Amenities
- Rare Opportunity with Huge Potential

## Summary

Occupying a prominent position on the highly regarded Matmore Gate, this charming and substantial residence offers a rare opportunity to acquire a characterful four-bedroom family home complete with a delightful two-bedroom cottage-style annexe. Perfectly suited to multi-generational living, those seeking additional income potential or buyers simply requiring flexible accommodation, this unique home effortlessly combines period charm with modern practicality.

Known locally as **\*\*Prudence Villa\*\***, the property forms part of one of Spalding's most established residential addresses. Historic records indicate that No. 34 dates back to the early 20th century, with neighbouring homes on Matmore Gate originating from the late Victorian and Edwardian eras. The property's traditional styling, generous proportions and abundance of character reflect its heritage, whilst subsequent improvements have created the versatile home seen today. The property itself was last sold in November 2006, further demonstrating the rarity with which homes of this nature become available.

The main house offers beautifully proportioned accommodation centred around a collection of inviting reception spaces, ideal for both entertaining and everyday family life. Four generous bedrooms are complemented by multiple bathrooms, whilst the separate two-bedroom annexe provides independent living accommodation with its own cottage-style charm, making it ideal for dependent relatives, older children, guests or potential holiday let use, subject to any necessary consents.

One of the property's greatest assets is its location. Matmore Gate enjoys an enviable setting within easy reach of Spalding town centre, allowing residents to enjoy a wide selection of independent shops, cafés, restaurants and supermarkets, together with excellent leisure facilities and healthcare

services. Families are particularly well catered for, with the property falling within convenient reach of a number of highly regarded educational establishments, including Spalding St Paul's Primary School, Spalding Parish Church of England Day School, the independent Ayscoughfee Hall School, as well as the town's renowned secondary schools, Spalding High School and Spalding Grammar School.

For commuters, road links to Peterborough, Boston and King's Lynn are readily accessible, whilst Spalding Railway Station provides direct connections via the regional rail network. The nearby Ayscoughfee Hall Gardens, River Welland and picturesque town centre further enhance the appeal of this sought-after location.

Rarely do properties become available that offer such an exceptional combination of character, history, flexibility and convenience. Prudence Villa represents a truly special opportunity to acquire a landmark family home in one of Spalding's most desirable settings, with the added advantage of a charming two-bedroom annexe offering endless possibilities for modern family living.



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## ADDITIONAL INFORMATION

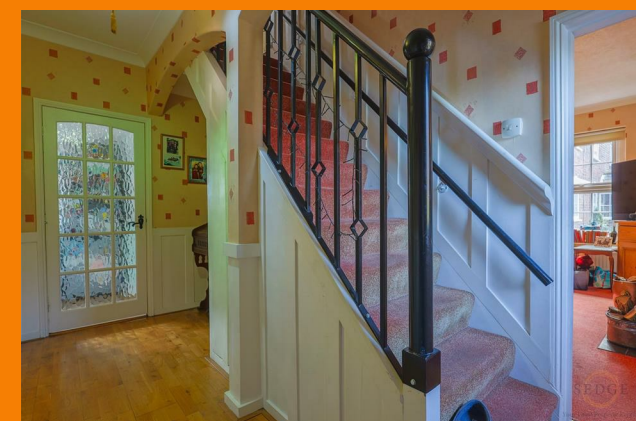
**Local Authority** – South Holland

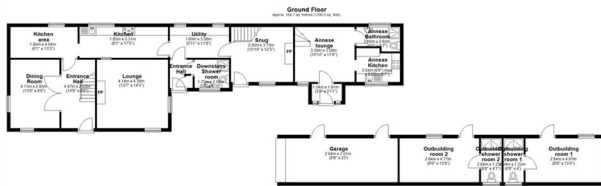
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





Total area approx. 286.8 sq. metres (2853.4 sq. ft)  
 34 Metersquare



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales  
 11 The Crescent  
 Spalding  
 Lincolnshire  
 PE11 1AE

01775 713 888  
 enquiries@sedge-homes.com  
 www.sedge-homes.com

