



**CROMWELL MEWS, HELPSTON, PE6 7DS**  
**£575,000 FREEHOLD**

A striking individually designed and built detached family home, set toward the end of an impressive enclave. within large and attractive surrounding gardens enjoying views over the adjacent paddocks and farmland. generous accommodation with four double bedrooms and a lovely ground floor flow

Market Deeping | 01778 347098 | [marketdeeping@winkworth.co.uk](mailto:marketdeeping@winkworth.co.uk)



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Along the sweeping gravelled lane of Cromwell Mews, it opens up to at the very end to 'The Staithe' an attractive bespoke Bradstone detached family home. The wide driveway offers ample parking and it's your first chance to see the wide surrounding gardens. Cross the drive and up to the painted hardwood entrance door, opening through to:

#### ENTRANCE HALL

15'7 x 11' a grand entrance with side stairs leading to the first-floor accommodation, finished with tiled flooring, under stairs storage, radiator and power points.

#### SHOWER ROOM

With frosted UPVC window to the front aspect, comprising a three-piece suite, low level WC, wash hand basin and double shower cubicle with electric shower over, heated towel rail and tiled flooring.

#### SITTING ROOM

26'11 x 12'11 a lovely light and generous room with UPVC bow window to the front aspect, further UPVC window to the rear and sliding patio doors onto the surrounding gardens, cast-iron wood burner, radiator and power points.

#### DINING ROOM

10'11 x 11' a versatile room with UPVC window to the rear aspect, radiator and solid wood flooring.

#### KITCHEN

14' x 11'9 another light room with UPVC window to the rear aspect, with a range of

base and eye level storage units, incorporating straight edge work surface with stainless steel 1 ¼ sink inset with mixer tap over, cooker space with stainless steel and glass extractor fan over, integrated dishwasher, tiled splash backs, tiled flooring, radiator and power points.

#### UTILITY ROOM

11'11 x 8'2 a handy work room with UPVC window and part glazed door to the side aspect, comprising a range of base and eye level storage units, stainless steel sink with mixer tap over, plumbing and space for washing machine, fridge freezer space, space for tumble dryer, walk in boiler cupboard housing oil boiler.

#### LANDING

With recessed airing cupboard and further recessed storage with book shelving.

#### BATHROOM

With frosted UPVC window to the rear aspect, with a four-piece suite, low level WC, wash hand basin set in vanity unit, oval bath and corner shower cubicle with aqua board, tiled flooring and heated towel rail.

#### PRINCIPAL BEDROOM

11' x 10' (min) 16' (max) with UPVC window to the rear aspect enjoying views over the surrounding paddocks, radiator and power points.

#### EN SUITE

With frosted UPVC window to the side aspect comprising a modern three-piece suite, wash hand basin set in vanity unit and

corner shower with aqua board, heated towel rail, tiled flooring and ceiling spotlights.

#### BEDROOM

15'6 x 12'11 a lovely light double bedroom with UPVC windows to the side and front aspects, radiator and power points.

#### BEDROOM

11'11 x 11' another double bedroom with UPVC window to the rear aspect, built-in double wardrobe with hanging rails, radiator and power points.

#### BEDROOM

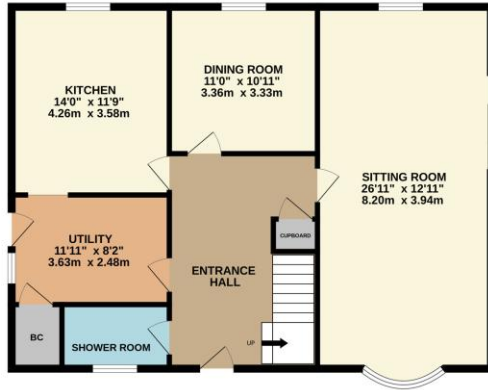
12'6 x 11'11 a double bedroom with UPVC window to the front aspect, loft access with loft ladder, radiator, power points and walk in storage cupboard and wardrobe.

#### OUTSIDE

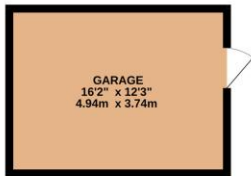
At the end of a gravelled lane, the frontage is partially enclosed by stone wall and fencing, mainly gravelled and offered generous off road parking GARAGE/WORKSHOP 16'2 x 12'3 with pedestrian door power and light connected, and eaves storage. Timber hand gated access to the wrap around side and rear gardens, enjoying a good degree of privacy and views over the surrounding paddocks, large lawns with various seating areas, and a selection of mature planting and trees including pear, apple, and nut trees, oil tank and timber shed.



GROUND FLOOR  
1163 sq.ft. (108.1 sq.m.) approx.



1ST FLOOR  
960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA: 2123 sq.ft. (197.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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