

Main Road

Hop Pole, Spalding, PE11 3HJ

Offers Invited £790,000 - Freehold, Tax Band - A

5 5 2

Floor Plan



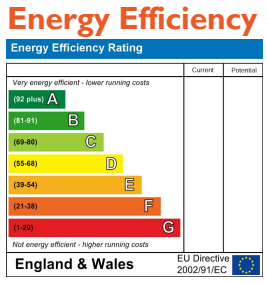
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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City and County are delighted to offer this exceptional, bespoke barn conversion, set within a substantial plot of approximately three-quarters of an acre and enjoying open rural views on the edge of Deeping St Nicholas. Discreetly positioned back from Main Road in Hop Pole, Spalding, the property offers privacy, space and countryside living, all available with no onward chain.

Approached via an expansive gravel driveway, the property immediately conveys a sense of quality and scale, providing parking for multiple vehicles and access to a detached garage with electric roller doors, covered storage and an integral shed. The entrance to the main residence is a true statement feature, with a full-height glazed reception hallway and an impressive staircase rising to a galleried landing, flooding the space with natural light. The interior beautifully blends character with contemporary design. The generous living room centres around a log-burning stove, creating a warm and inviting focal point. A stylish two-piece cloakroom leads through to the heart of the home — a bespoke kitchen-dining space fitted with an extensive range of units and a matching island, ideal for both everyday living and entertaining. Practicality is enhanced further by a separate utility room and dedicated boot room. A notable highlight is the self-contained annexe, offering excellent flexibility for multi-generational living or guest accommodation. This includes an open-plan kitchen-living area, entrance hall, double bedroom with walk-in wardrobe, and a modern en-suite shower room. Upstairs, the striking staircase and glazed picture window lead to a spacious landing serving four further bedrooms, three of which benefit from their own ensuite facilities, in addition to a well-appointed family bathroom. The principal bedroom is particularly impressive, featuring a large walk-in wardrobe and a luxurious feel throughout. Externally, the property continues to impress. The rear garden is thoughtfully gravelled for ease of maintenance, while the front enjoys a raised patio, expansive lawned gardens and open countryside views, providing an idyllic setting to relax and unwind. The home is further complemented by an air source heat pump and private treatment plant, ensuring modern efficiency alongside its timeless charm.
With its high-quality bespoke finish, generous plot, rural setting and no forward chain, this outstanding barn conversion represents a rare and highly desirable opportunity.

Reception Hall
3.47 x 5.51 (11'4" x 18'0")

WC
0.95 x 1.98 (3'1" x 6'5")

Storage Room
0.95 x 2.06 (3'1" x 6'9")

Living Room
8.92 x 5.51 (29'3" x 18'0")

Kitchen Diner
5.25 x 5.45 (17'2" x 17'10")

Utility Room
1.90 x 1.96 (6'2" x 6'5")

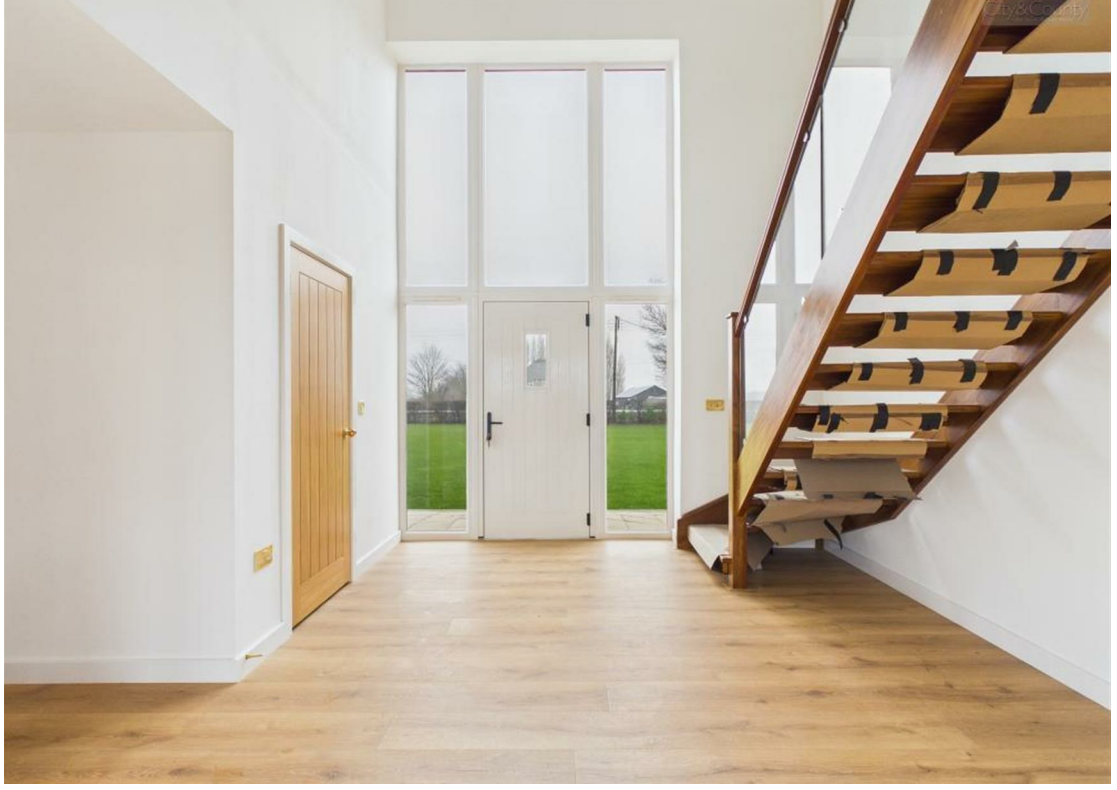
Boot Room
1.96 x 2.02 (6'5" x 6'7")

Landing
11.98 x 1.56 (39'3" x 5'1")

Master Bedroom
3.63 x 3.61 (11'10" x 11'10")

En-Suite to Master Bedroom
2.21 x 1.77 (7'3" x 5'9")

Walk In Wardrobe To Master Bedroom
1.30 x 1.77 (4'3" x 5'9")



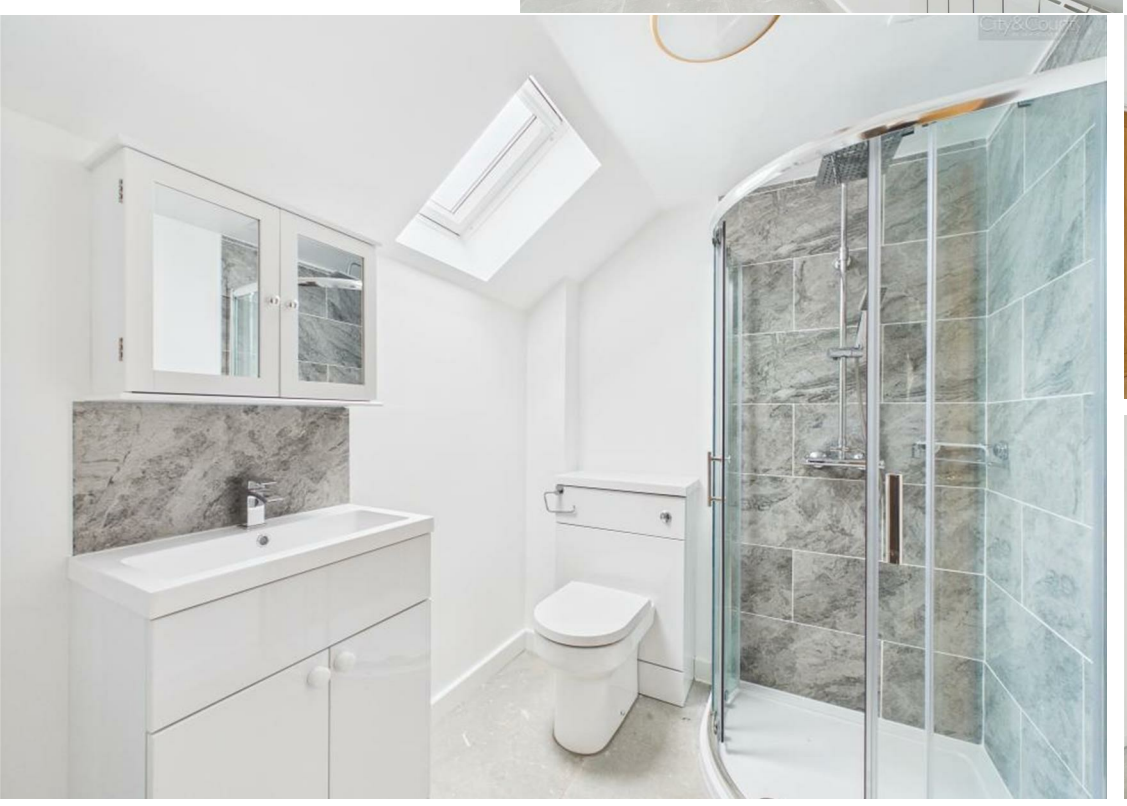


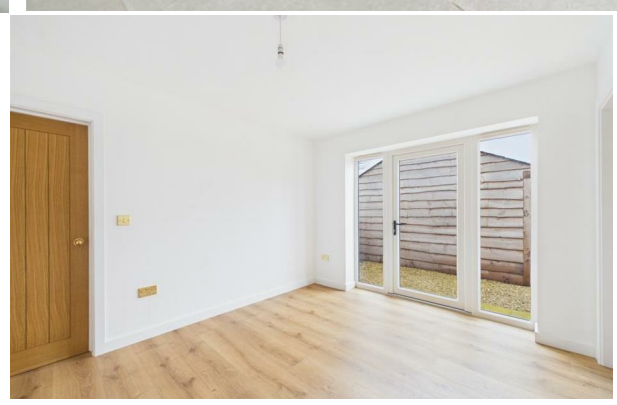














Bedroom Two
3.45 x 3.58 (11'3" x 11'8")

En-Suite To Bedroom Two
2.16 x 1.81 (7'1" x 5'11")

Bedroom Three
3.23 x 3.84 (10'7" x 12'7")

En-Suite To Bedroom Three
1.68 x 2.43 (5'6" x 7'11")

Walk In Wardrobe To Bedroom Three
1.74 x 1.31 (5'8" x 4'3")

Bathroom
1.86 x 3.81 (6'1" x 12'5")

Bedroom Four
2.93 x 3.82 (9'7" x 12'6")

Entrance Hall To Annex
4.11 x 1.61 (13'5" x 5'3")

Annex Living Room
5.20 x 4.23 (17'0" x 13'10")

Annex Kitchen
2.26 x 2.48 (7'4" x 8'1")

Annex Master Bedroom
3.09 x 4.22 (10'1" x 13'10")

Annex En-Suite To Master Bedroom
1.88 x 2.46 (6'2" x 8'0")

Annex Walk In Wardrobe To Master Bedroom
1.43 x 4.20 (4'8" x 13'9")

EPC - C
80/93

Tenure - Freehold





