



THE STORY OF

South Holland House

Long Sutton, Lincolnshire

SOWERBYS



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Spendlas Lane, Long Sutton, Spalding
PE12 9AP

Stunning Georgian Era Period Farmhouse
Situated in Approximately 1.5 Acres (STMS)

Circa 2500 Sq. Ft of Accommodation
over Three Floors

Solar PV and Battery Storage

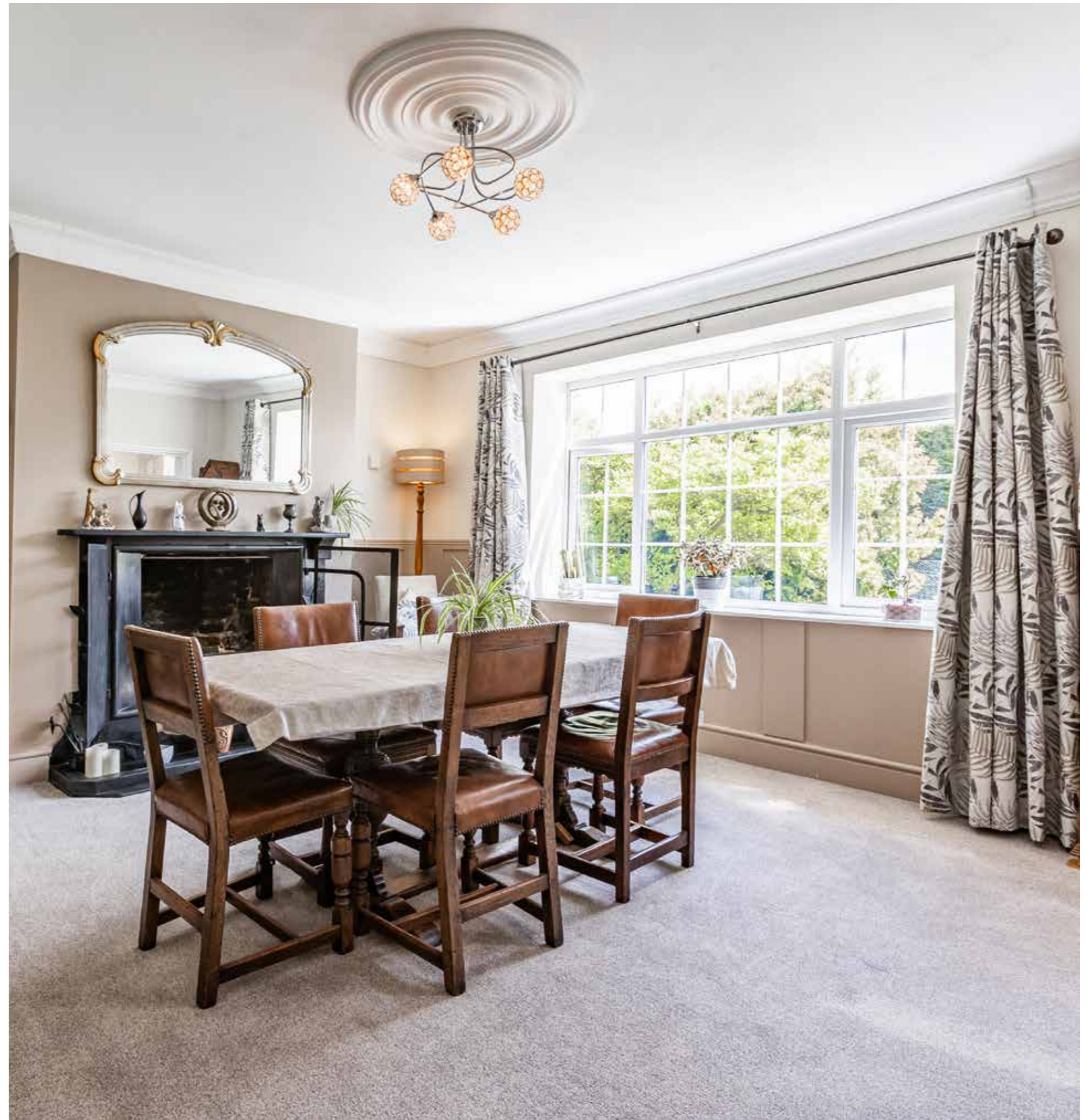
Large Barn/Outbuilding/Workshop

Gardens with Substantial Pond
and Woodland Area

Vegetable Gardens, Raised Beds and Poly-Tunnel

Ample Gravelled Driveway Parking

SOWERBYS KING'S LYNN OFFICE
01553 766741
kingslynn@sowerbys.com



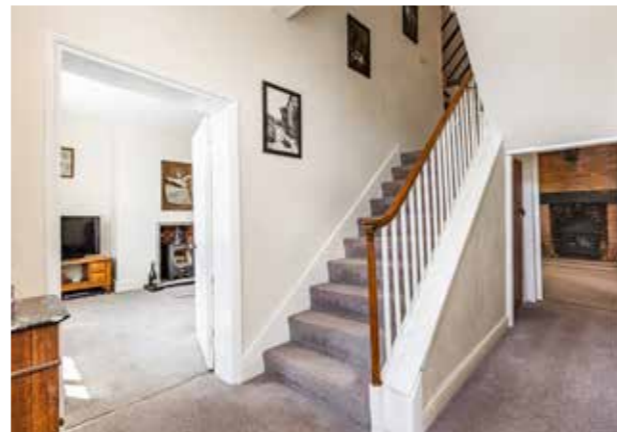


Situated on a peaceful lane amid the rolling Fenland landscape, South Holland House is an exceptional period farmhouse which offers much more than a rural address. Occupying approximately 1.5 acres (STMS) with far reaching views over the surrounding farmland, this home delivers around 2,500 sq. ft. of flexible accommodation across three floors. It provides a turnkey opportunity for those seeking sustainability, self sufficiency and a deeper connection to nature.

The current owners describe the property as “a lifestyle centred around sustainability, productivity and connection to the natural environment.” Raised beds, polytunnels and protected growing areas allow year round cultivation; a mature orchard yields apples, pears, peaches and plums; and a large pond attracts wildlife and offers a tranquil place to sit with a fishing rod. Renewable energy comes via a solar photovoltaic system with battery storage, while rainwater harvesting reduces dependence on mains supplies. A new roof fitted in 2022 and a new external central heating boiler installed in 2023 ensure durability and comfort.

Inside, the farmhouse offers a mix of character and modern convenience. The ground floor boasts a 28 ft sitting room with a feature fireplace, a formal dining room, an office/ bedroom, offering flexibility, and a farmhouse kitchen that flows into a conservatory overlooking the gardens. A utility room and cloakroom with shower add practicality.

On the first floor are three well proportioned double bedrooms and a family bathroom; the top floor houses an impressive 23 ft bedroom (ideal as a studio, or an impressive suite) and an additional bathroom, giving great flexibility for guests or hobbies. In total, the living space measures roughly 2,500 sq ft, providing ample room for family life or remote working.







The property's 1.5 acre plot (STMS) includes extensive lawned areas, mature borders and a small woodland that adds privacy and habitat for wildlife. A covered veranda runs along the side of the property and takes full advantage of the uninterrupted southern views over farmland. A substantial barn offers scope for workshops, storage or business use (subject to consents), and there's plentiful parking on the gravelled drive. With a pond, orchard, kitchen garden and polytunnels already established, the new owner can immediately embrace a productive lifestyle.

Spendlas Lane is a quiet country lane just outside Long Sutton, a historic market town in Lincolnshire's South Holland district. Long Sutton lies in the Fens close to The Wash, about 13 miles east of Spalding. The town offers a range of shops, schools and a Grade I listed church with a 13th century spire. Road links via the A17 connect easily to Spalding, King's Lynn and Ely, while nearby rail stations at Spalding, King's Lynn and Watlington provide direct services to London and Cambridge. The vendors note that in their six years here, the area has remained peaceful and unchanged, rich with wildlife. For wider leisure and shopping, Stamford, Rutland Water and Ely are within comfortable reach.

The farmhouse comes with a trove of original deeds, old photographs and anecdotes from previous owners. The current owners describe the property in three words as having "far-reaching views". Moving here transformed their lifestyle, providing more space, a closer community and a deeper connection to the outdoors. They emphasise that this home will appeal to buyers seeking a quiet quality of life with sustainability built in.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Long Sutton

HISTORIC, VIBRANT AND OFFERS PICTURESQUE SURROUNDINGS



The charming market town of Long Sutton is known for its historical significance, vibrant community life, and picturesque surroundings.

The town benefits from St. Mary's Church, which dates back to the 13th century and features impressive architecture and historical artifacts. The market square is a great spot to soak in the local atmosphere and find fresh produce with weekly markets. Finally, the District Civic Society offers insights into the town's history through exhibits and guided tours.



Locally, there are lovely scenic walks along the River Welland or through the countryside surrounding Long Sutton. For golf enthusiasts, there is a well-regarded golf course, as well as local shops offering unique goods and traditional pubs.



Just under 14 miles away is Spalding, offering additional shopping and dining. The lovely town of Wisbech is just under 10 miles away from Long Sutton and is known for the famous Peckover House and Gardens.

Long Sutton is accessible by car via the A17 and A1101 roads. It's also served by local bus routes connecting it to nearby towns and cities. Essential amenities such as supermarkets, pharmacies, and healthcare facilities are readily available within the town.



Note from the Vendor



“...a quiet quality of life property with sustainability built in, drenched in an abundance of wildlife and tranquility.”



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating and solar PV with iBoost.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 3636-3125-7600-0883-2202

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: /// breath.surprised.sunbeam

These particulars and measurements 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 this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

