



Occupying a position within The Crescent at New Bolingbroke, Twelvetrees is a remarkable six-bedroom Georgian townhouse forming part of one of Lincolnshire's most distinctive and historically important terraces. Dating back to 1823, this elegant sweeping terrace of red brick homes and former shops has evolved into one of the village's most admired architectural landmarks. The property derives its name from the Twelvetrees family, the grocer and his family who once lived and traded from the property, adding another fascinating chapter to its rich local heritage.

Behind its handsome Grade Two Listed Georgian façade lies an exceptionally spacious and beautifully appointed family home, where generations of careful ownership have preserved and enhanced its period elegance to a superb finish. The quality of the accommodation is immediately apparent, with generous proportions, high ceilings, beautifully detailed woodwork, ornate skirting boards and architraves, all combining to create a sense of timeless refinement.

Arranged over three floors, the property provides an impressive level of accommodation, including six versatile reception rooms to the ground floor, a separate study to the first floor, and six well-proportioned double bedrooms. The second floor is dedicated to a spacious master suite, incorporating a generous bedroom, dressing room and en-suite facilities. The current owners have continued the sympathetic improvement of the home, with tasteful décor, recently adding a central island unit to the kitchen and a brand new fully tiled ground floor shower room, while still maintaining the integrity and character of this exceptional property.

Externally, the property also benefits from two garages, and a substantial rear garden, providing a unusual degree of outside space when compared to similar styles of property. Beyond the garden lies uninterrupted countryside views, creating a peaceful and picturesque setting that complements the grandeur and heritage of the house.

A truly unique residence, Twelvetrees offers the opportunity to acquire a significant piece of New Bolingbroke's history — a home of remarkable scale, character and quality.

EPC Exempt

Council Tax Band E









A charming entrance porch with attractive patterned floor tiles opens into the welcoming reception hall, where parquet flooring immediately sets the tone for the quality found throughout the home.

Double doors open into an elegant **Dining Room 5.75m x 3.07m (18'10" x 10'1")**, enjoying a large secondary glazed sash window to the front elevation together with attractive parquet flooring, ornate radiator covers and period detailing.

To the rear of the hall is an excellent **Garden Studio – I-shaped 7.08m x 4.56m (23'3" x 15'0") at widest points** with doors opening directly onto the rear courtyard and gardens. This highly versatile space lends itself equally well as a home office, studio, games room or entertaining area.

Double doors open into the **Lounge 5.75m x 4.30m (18'10" x 14'1")** with a beautiful marble fireplace with cast iron grate and decorative tiled inserts. The generous proportions make this an ideal formal reception room while the original parquet flooring and period ceiling rose enhance its period character.

Inner hallway leads through to the **Family Room 4.11m x 4.19m (13'6" x 13'9")**, where French doors provide direct access onto the rear terrace, creating an excellent everyday living space.

The cosy Snug 4.67m x 3.80m (15'4" x 12'6") and features a handsome fireplace with cast iron back panel and decorative tiled inserts together with a charming retro-style bar, making it the perfect room for relaxing or entertaining.

The recently installed Shower Room is finished to an excellent contemporary standard with a walk-in rainfall shower, concealed WC, vanity wash basin, illuminated mirror and heated towel rail. A connecting door leads directly into one of the garages, previously utilised as a home gym.

Kitchen/Breakfast Room 4.09m x 4.22m (13'5" x 13'10") and features sage coloured shaker-style cabinetry complemented by solid granite work surfaces, integrated dishwasher, range cooker and a substantial central island with breakfast seating beneath pendant lighting.

Beyond is a practical Utility Room 2.31m x 3.97m (7'7" x 13'0"), providing further granite worktops, fitted storage, ceramic sink, plumbing for laundry appliances and access to the rear garden. A separate cloakroom completes the ground floor accommodation.

The first floor offers five generous double bedrooms with multiple sash windows and period fireplaces together with an office.

Bedroom Two 4.11m x 4.13m (13'6" x 13'7").

Bedroom Three 4.74m x 3.80m (15'7" x 12'6").

Bedroom Four 5.78m x 2.98m (19'0" x 9'9").

Bedroom Five 3.83m x 6.06m (12'7" x 19'11")

Bedroom Six 3.26m x 5.56m (10'8" x 18'3").

The Office / Bedroom Seven - 4.09m x 2.46m (13'5" x 8'1") making it ideal for home working, although it could equally serve as an additional bedroom, nursery or hobby room.

Family Bathroom 6.06m x 1.65m (19'10" x 5'5") and is fitted with twin wash basins, WC and panelled bath.

A separate staircase rises to the Master Suite 4.65m x 6.04m (15'3" x 19'10") with direct access to a Dressing Room 2.80m x 2.14m (9'2" x 7'0") is fitted with a range of wardrobes with hanging rails and shelving and onto the large en-suite shower room.









To the rear, an extensive paved terrace provides ample space for outdoor dining, with the hot tub included within the sale. Beyond lies a generous lawn interspersed with mature trees and complemented by a range of useful timber outbuildings including a summer house, hen house and garden shed. The gardens enjoy uninterrupted views across neighbouring farmland, creating a superb sense of space and privacy.

The current owners advise that an informal arrangement exists with the neighbouring farmer allowing residents of The Crescent to utilise land beyond the rear boundary for additional parking if required. Whilst this does not form part of the legal title, it has proved to be a valuable practical benefit. They further advise that when purchasing the property in February 2025, the electrical installation and consumer unit had already been updated to meet modern standards.

The property further benefits from two **Garages** measuring **4.67m x 3.00m (15'4" x 9'10")** and **4.75m x 2.84m (15'7" x 9'4")** the smaller of which has previously been used as a home gym as it connects through to the main property. The larger garage has double doors opening onto the rear courtyard / garden.





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