



19 Upper Welland Terrace
London Road | Spalding | Lincolnshire | PE11

 FINE & COUNTRY

KEY FEATURES

- *An Outstanding Grade II* Listed Georgian Riverside Refurbished Townhouse*
- *Attributed by Nikolaus Pevsner to John Cunnington Builder and Architect*
- *Rich in Period Features with Flexible, Versatile Living Spaces Throughout*
- *Ideally Positioned Within Walking Distance of Spalding's Highly Regarded Schools*
- *Entrance Hall, Reception Room, Sitting Room, Dining Room, Snug and Study*
- *Contemporary Kitchen Extension Overlooking Garden, Utility Room and WC*
- *First Floor: Principal Bedroom and Guest Bedroom, Both with En Suite and a WC*
- *Second Floor: Three Double Bedrooms with a Family Bathroom*
- *Landscaped Walled Garden with Terraces for Outdoor Entertaining and Relaxation*
- *Private Mews, Ample Off-Road Parking and a Double Bay Carport*
- *Detached Office, Gym and Self-Contained Two-Bedroom Annex Accommodation*
- *Occupying the Largest Plot on the Terrace, Extending to Approximately 0.3 Acres (STMS)*
- *Impressive Rear Garden Measuring Approximately 125ft x 31ft, Widening to 48.4ft (STMS)*
- *The Combined Living Accommodation Extends to Approximately 4,534 Sq Ft. (Including the Main House, Self-Contained Annexe and Home Office)*



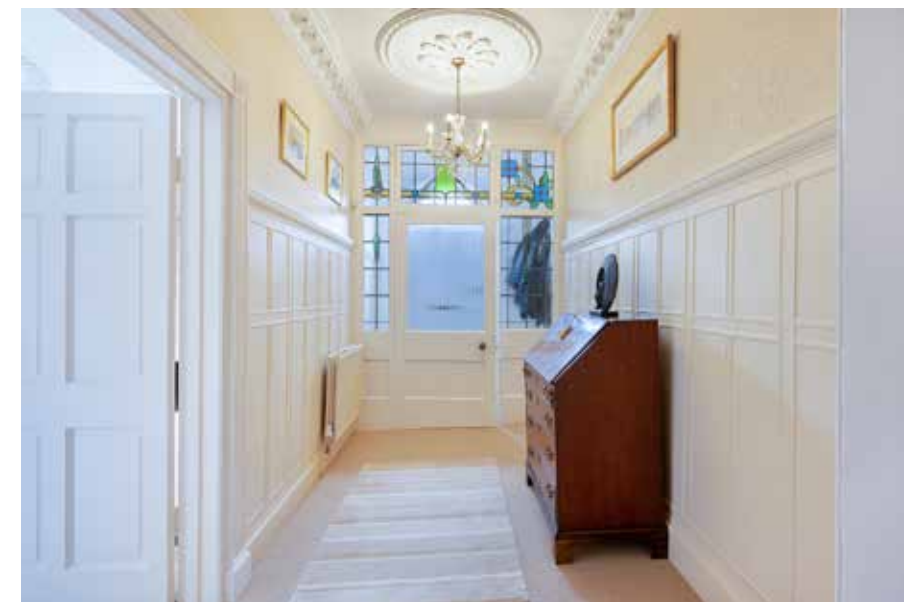


19 Upper Welland Terrace is a handsome Georgian townhouse of considerable character and scale, occupying a distinguished position within one of Spalding's most recognisable historic terraces, with views towards the River Welland and Ayscoughfee Hall.

The house offers the architectural presence expected of an early 19th century home, yet with a level of space, flexibility and practicality rarely found in such a central location. With generous principal accommodation arranged over four floors, a landscaped walled garden, extensive parking, a separate office and gym, and a self-contained two-bedroom annexe, it is a substantial town house that has been carefully adapted for modern family life.

The terrace is understood to date from around 1813 and was built at a time when Spalding was a thriving port town, with its position chosen to take advantage of the outlook across the Welland. The red brick facade, sash windows, decorative entrance and iron railings give the property a strong sense of period presence from the street. Viewed from across the Welland, the house has a particularly handsome presence, its red brick facade, sash windows and classical proportions giving it the quiet confidence of a substantial Georgian townhouse.

Internally, the house retains much of the character one would hope to find in a Georgian property of this quality. The entrance hall is especially atmospheric, with decorative panelling, a broad archway, cornicing and an elegant staircase creating an immediate sense of arrival. Original doors, sash windows, fireplaces and period detailing are found throughout, while stained glass windows add further individuality and charm. The principal reception rooms to the front are especially notable, with high ceilings, ornate plasterwork, generous proportions and large windows that draw in the light and frame the historic surroundings beyond.





The ground floor provides two fine formal rooms. The drawing room sits to the front of the house, enjoying river views and an elegant period fireplace, while the adjoining reception room offers an equally generous second entertaining space. Together, they give the house the sense of grandeur and occasion associated with Georgian architecture, but they are also highly usable rooms, well suited to family life, entertaining and quieter retreat.

At lower ground floor level, the accommodation becomes more informal and immediately practical. Here, the sitting room and snug provide comfortable everyday spaces, with the snug particularly well suited to film nights, children, guests or relaxed family use. The boot room, boiler room, cloakroom and utility all add to the working efficiency of the house, giving it the level of storage and support space needed for a busy household. These rooms also demonstrate how successfully the house balances period elegance with day-to-day convenience.

A major part of the property's appeal lies in the contrast between the traditional Georgian rooms and the more contemporary , open plan kitchen garden room and dining space to the rear. This part of the house has been comprehensively reworked during the current ownership and now forms the day-to-day heart of the home. Pale grey bespoke cabinetry, limestone flooring, a Smeg range cooker and carefully considered finishes create a calm, polished and practical space, while the garden room beyond brings in excellent natural light and opens directly to the outside. From here, the eye is drawn straight down the garden, giving this part of the house a particularly strong connection with the greenery beyond.

The current owners describe the kitchen as the hub of the house, and it is easy to see why. It is a space designed for proper everyday use, from breakfast and coffee in the morning to informal meals, family gatherings and entertaining. The modern extension does not compete with the Georgian character of the front of the house. Instead, it provides a bright and contemporary counterpoint, making the whole property feel more complete and more adaptable.









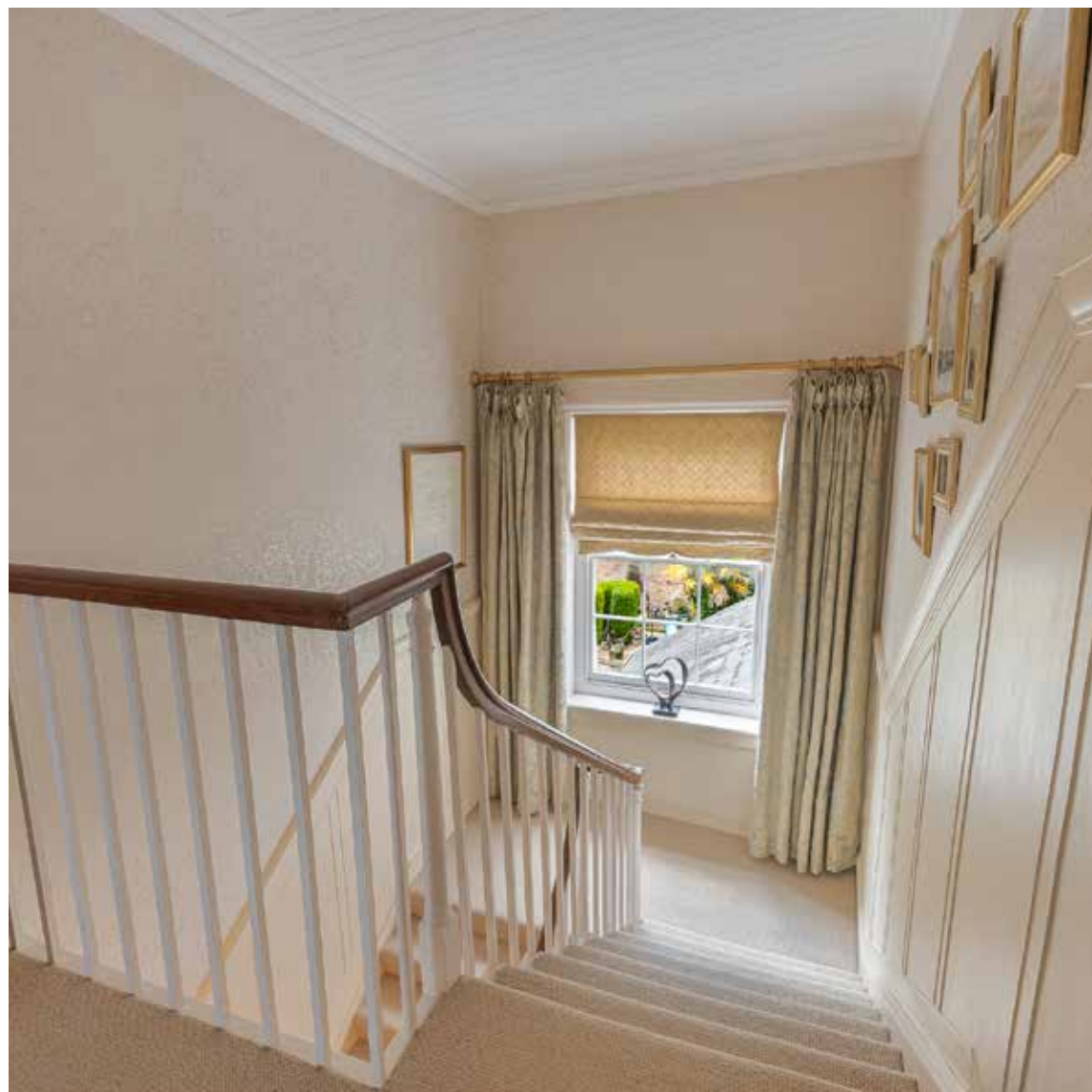
The interiors are generally soft and neutral, with creams, greys and gentle tones used to complement the age and proportions of the building. Wallpapers and fabrics from names including Scion, Harlequin, Sanderson, Nina Campbell and James Hare sit well alongside original features, giving the house a layered and established feel without overwhelming its architecture. The decorative approach respects the Georgian character while still allowing for colour, comfort and family life.

On the first floor, the principal bedroom sits to the front of the house and enjoys similarly elegant proportions, with an en suite bathroom and fitted storage. A further double bedroom also benefits from an en suite, while a study provides valuable dedicated workspace. This is a particularly useful feature in a house of this kind, allowing the main accommodation to support home working without compromising the principal reception spaces. The second floor continues the sense of generosity, with three further bedrooms and a family bathroom, creating flexible accommodation for children, guests or additional work space.

During the current ownership, the house has been extensively repaired, modernised and improved. The owners have replaced or refurbished windows, renewed bathrooms and cloakrooms, added a utility area, upgraded services, replaced floors and undertaken significant external works. The roof has been partly renewed, the house has been regularly redecorated externally, and the garden, walls, railings, gates and driveway have all been addressed. The result is a period house that still feels authentic, but one that has been made far easier to live in.











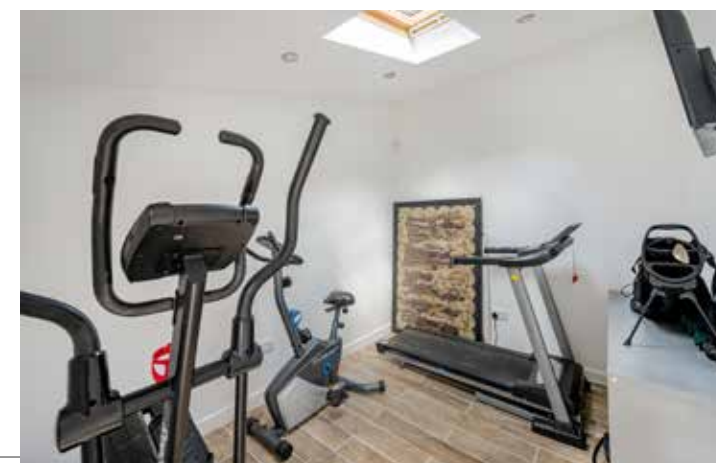
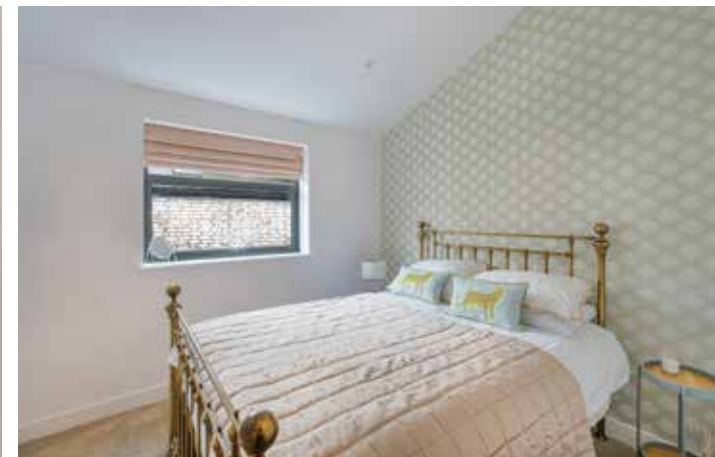


The garden is another defining feature. For a town centre property, it offers a remarkable sense of calm and privacy. Partly walled and thoughtfully landscaped, it has been designed to be attractive, established and relatively low maintenance. There is a generous lawn, established borders, lavender to the front and rear, and formal yew trees that provide a subtle reference to the history of the site, once associated with the priory gardens. The space is large enough for children to play, yet ordered enough for entertaining and quiet enjoyment. Two patio areas allow for sitting outside at different times of day, and the garden has both water and electricity supplies. Despite the central position, it feels sheltered and peaceful, with birds and wildlife adding to the sense of seclusion.

The garden can also be accessed from the rear, where the carport and parking area are located. For day-to-day family life, the current owners typically enter the property this way, passing through the garden and into the garden room via the French doors.



ANNEX & OFFICE BUILDING



At the rear, the ancillary accommodation adds a level of flexibility that significantly broadens the property's appeal. The annex provides a kitchen, dining and family room, two bedrooms, a shower room and en suite facilities, making it capable of functioning independently from the main house. It has been used by the current family for guests, entertaining, children's film nights and games, but it could equally suit multigenerational living, older children, visiting relatives, working from home or potential business use, subject to any necessary consents. There is also useful loft space within the annexe building, currently arranged as two areas.

In addition, a separate outbuilding provides a dedicated office and gym. This is a valuable arrangement, particularly for those who work from home but prefer a clear division between professional and domestic space. It also adds to the property's broader adaptability, allowing different members of the household to use separate areas without feeling confined within the main house.



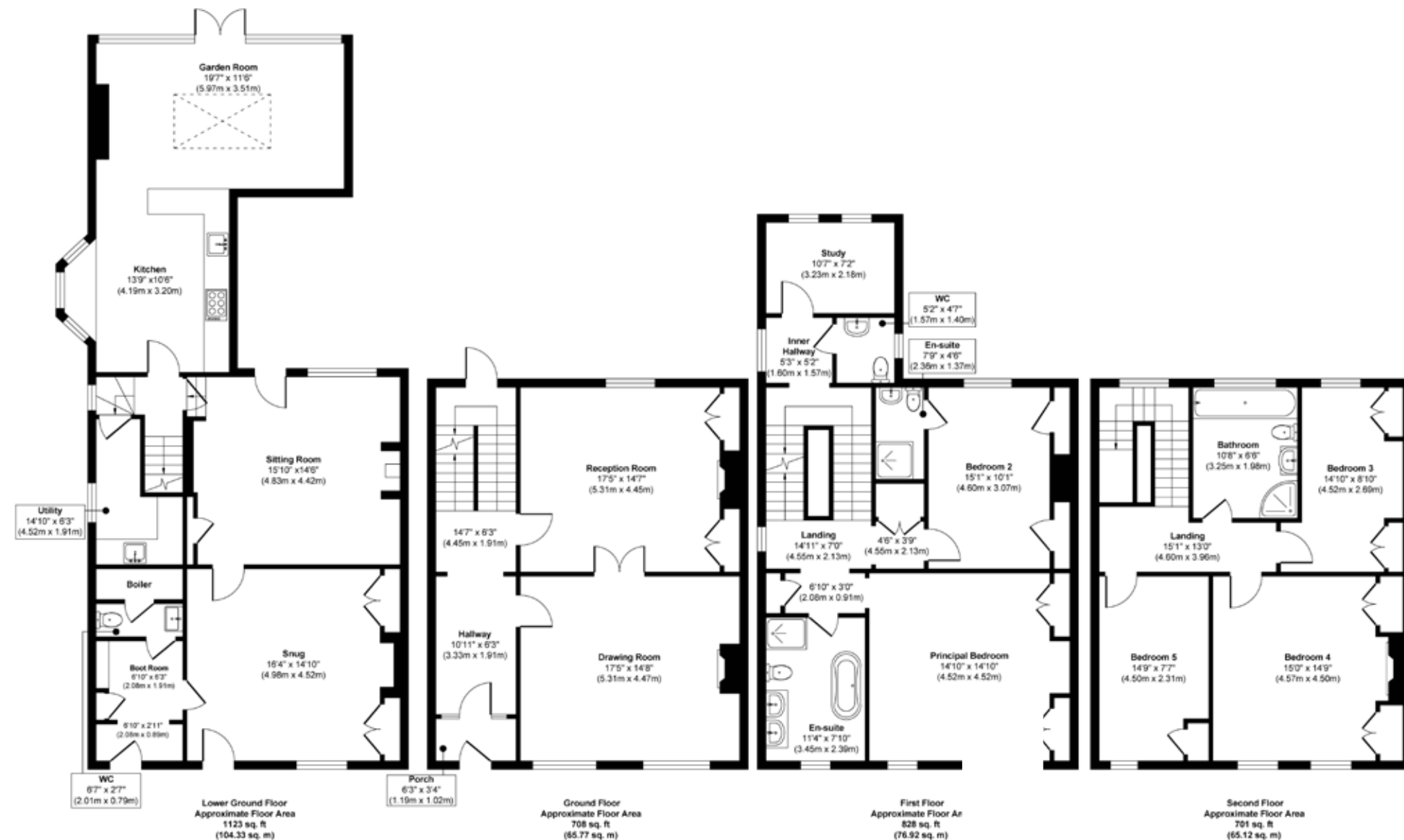
Parking is another rare advantage. The rear of the property is accessed via a private roadway and includes a carport together with further parking. There are also two electric vehicle charging points. For a property so close to the centre of Spalding, this is a considerable practical benefit and one that distinguishes the house from many other period homes in comparable town settings.

The location is highly convenient. London Road places the house within easy reach of Spalding town centre, with shops, restaurants, cafes, the South Holland Centre, doctors, hairdressers and everyday amenities close at hand. The river, Ayscoughfee Hall, the parish church and the newly refurbished tennis courts are all part of the immediate setting, while walks along the Welland and Coronation Channel can be reached very quickly. The railway station is also accessible, with connections via Peterborough for London King's Cross.

Spalding is renowned for its excellent educational opportunities, including two highly regarded selective grammar schools: Spalding Grammar School for boys and Spalding High School for girls. Admission to both is via the Lincolnshire Consortium 11+ assessment. Each school boasts an outstanding sixth form and an impressive record of preparing students for higher education, with many pupils progressing to prestigious universities, including Oxford, Cambridge and other Russell Group institutions.

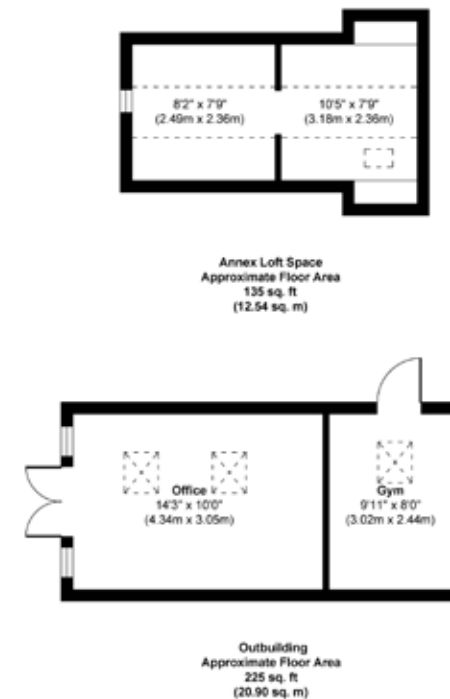
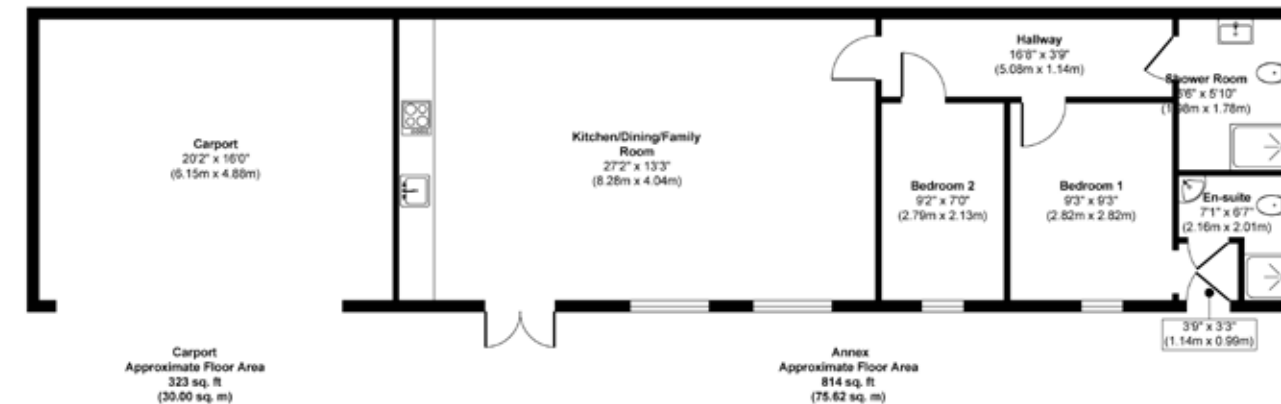
19 Upper Welland Terrace is ultimately a rare combination of period architecture, generous accommodation and practical modern living. It has the elegance of a Georgian townhouse, the space required by a larger family, the privacy of a walled garden, the benefit of extensive parking and the flexibility of separate ancillary accommodation. It is a house of history and presence, but also one of warmth, ease and everyday usefulness, set in a town centre location that makes life both convenient and connected.





Approx. Gross Internal Floor Area
Main House = 3360 sq. ft / 312.14 sq. m
Annex = 949 sq. ft / 88.16 sq. m
Office Building = 225 sq. ft / 20.90 sq. m
Combined Living Accommodation = 4534 sq. ft / 421.2 sq. m
Carport = 323 sq. ft / 30.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



LOCAL AUTHORITY: South Holland District Council

SERVICES: Mains Electricity, Water and Drainage and Gas Central Heating

TENURE: Freehold

COUNCIL TAX BAND: F

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

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LOCATION





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