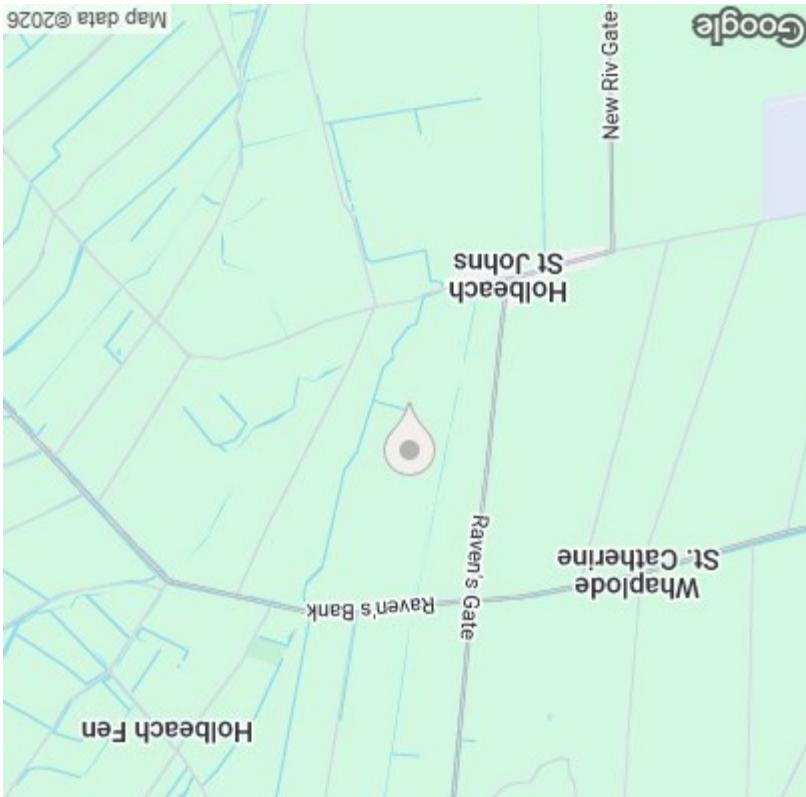


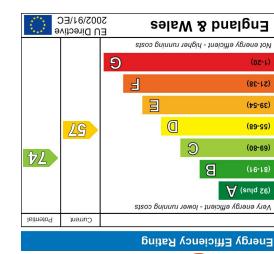
PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENCING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.gov.uk/residents/housing-selective-licensing>

Discriminatory notices and specific regulations have not been tested. Neither has the Agent checked legal documentation to verify the validity of any guarantee or the availability of any guarantee. All photographs, measurements, floorplans and descriptions referred to in the brochure, whether oral or written, are intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and fixtures have not been tested. Neither has the Agent prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of the property. The Agent has not been involved in the preparation of these Sales Particulars and disclaims responsibility for any statement made by or on behalf of the vendor or lessor. The Agent will not be liable if there is a misdescription or misstatement in these Sales Particulars.

Energy Efficiency Graph



Area Map



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.

Viewing



Floor Plan



## Stotons Gate

Holbeach, Spalding, PE12 8SB

Exquisite Four Bedroom Barn Conversion with Triple Garage, Orchard & High-End Interiors - Stotons Gate, Holbeach, Spalding.

A rare opportunity to acquire a truly outstanding detached barn conversion, nestled within the peaceful Lincolnshire countryside. Built in 2021, this individually designed four-bedroom, three-bathroom residence offers over 3,000 sq ft (approx.) of exquisitely finished living space, blending contemporary luxury with the warmth and character of rural living.

Set behind electric gates, the property welcomes you with an expansive gravel driveway offering parking for ten plus vehicles and a detached triple garage with electric roller doors. Above the garage, a versatile upper-level space—currently used as a gym—provides endless potential for a home office, guest suite, or creative studio. Beyond the immaculate interior, the home sits within beautifully landscaped wrap-around gardens. The front lawn is manicured and ornamental, while the rear garden boasts a private orchard—ideal for enjoying peaceful morning walks or seasonal fruit. The sun-drenched terrace offers a perfect setting for relaxing or entertaining, accessed effortlessly through the living spaces via multiple bi-folding doors. Inside, every detail has been thoughtfully designed. The grand T-shaped reception hall sets the tone for the rest of the home, leading into a spacious living room with soaring 3m feature ceilings and generous natural light. The open-plan kitchen diner is a chef's delight, showcasing bespoke cabinetry, quartz worktops, and premium Neff appliances, including twin ovens and an induction hob with integrated pop-up extractor, water softener, this room also has bi folding doors with panoramic front garden views. The master suite is a luxurious haven, complete with a walk-in wardrobe, vanity area, and a beautifully appointed en-suite bathroom. Bi-folding doors open directly onto the terrace, offering a peaceful morning view. Each additional bedroom features an en-suite bathroom with bedroom three and four being a jack-and-jill style, ensuring comfort and privacy for all. This extraordinary home offers modern country living at its finest—a rare opportunity in a serene setting. Call today for more information and to book your personal viewing.

**Entrance Hall**  
16.14 x 1.56 (52'11" x 5'1")

**Living Room**  
5.98 x 7.35 (19'7" x 24'1")

**WC**  
1.61 x 1.27 (5'3" x 4'1")

**Utility Room**  
1.61 x 2.04 (5'3" x 6'8")

**Storage Room**  
1.63 x 2.05 (5'4" x 6'8")

**Kitchen Diner**  
5.26 x 9.32 (17'3" x 30'6")

**Master Bedroom**  
4.33 x 6.97 (14'2" x 22'10")

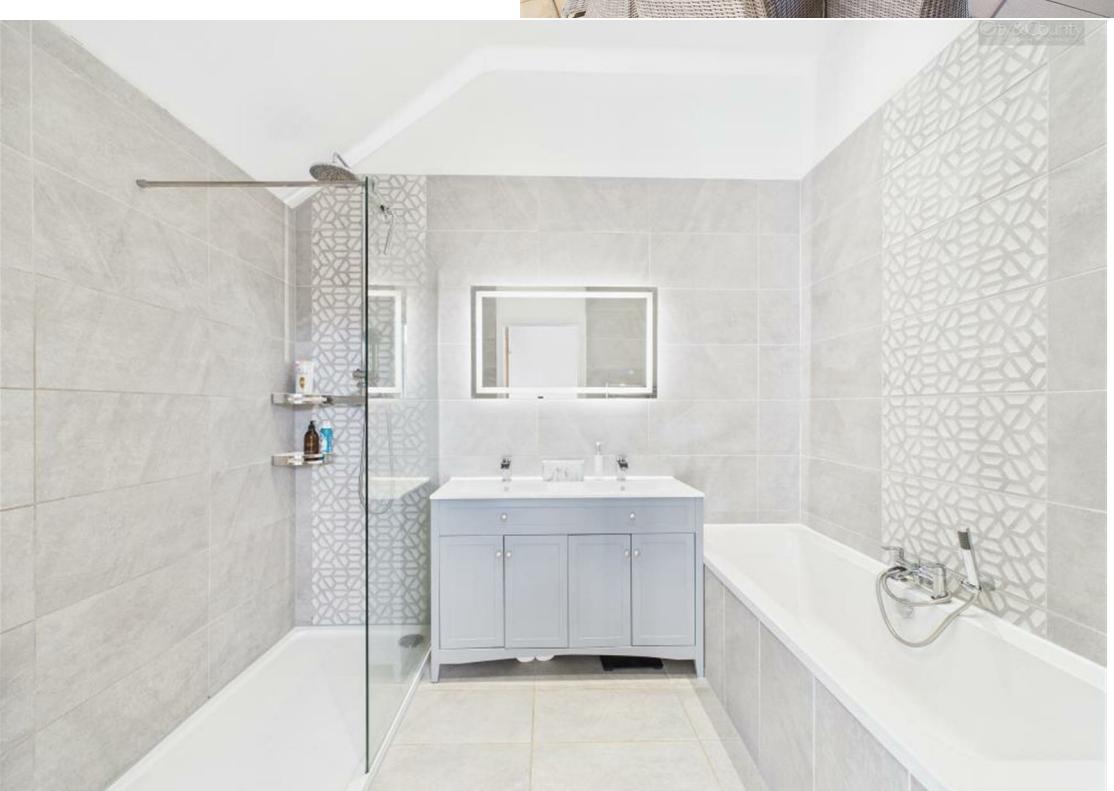
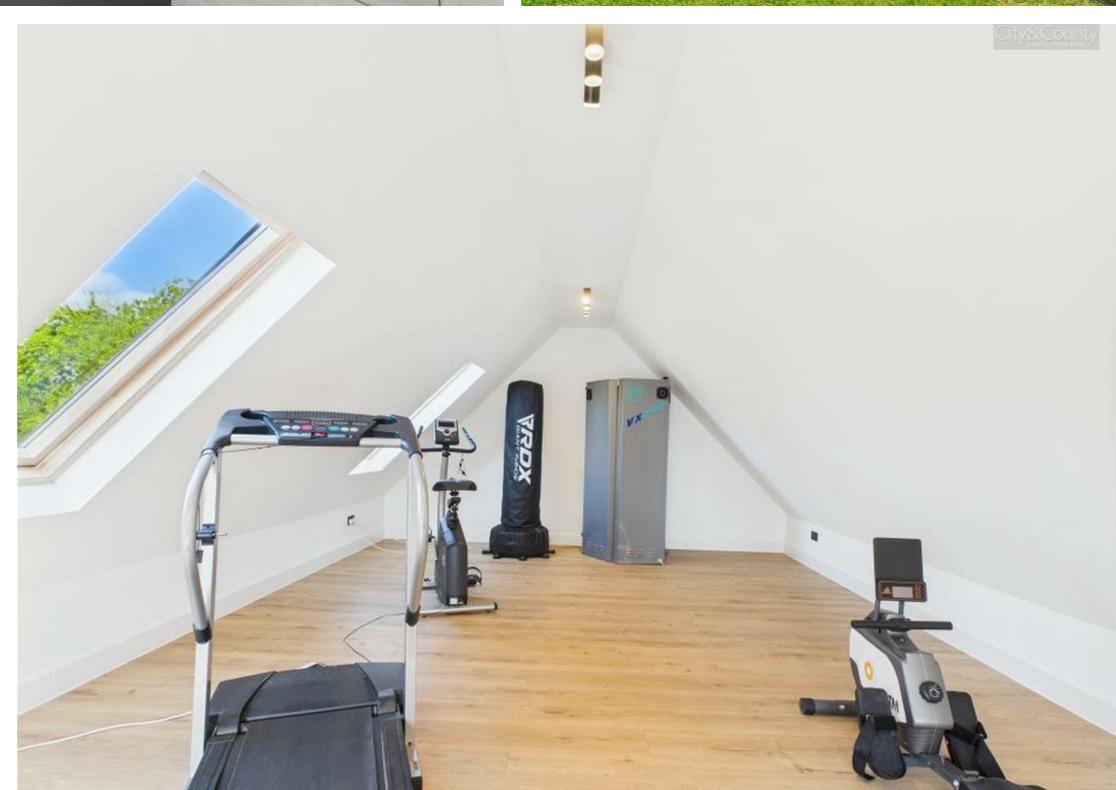
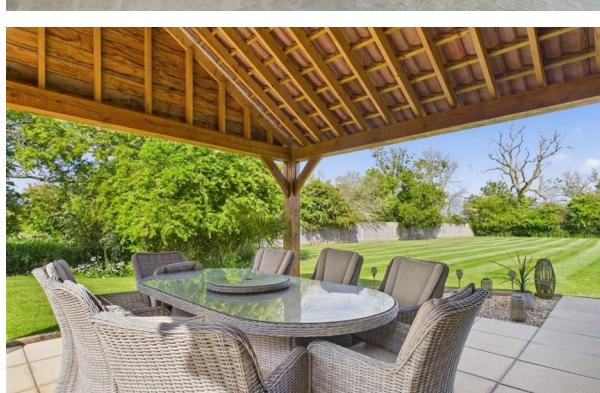
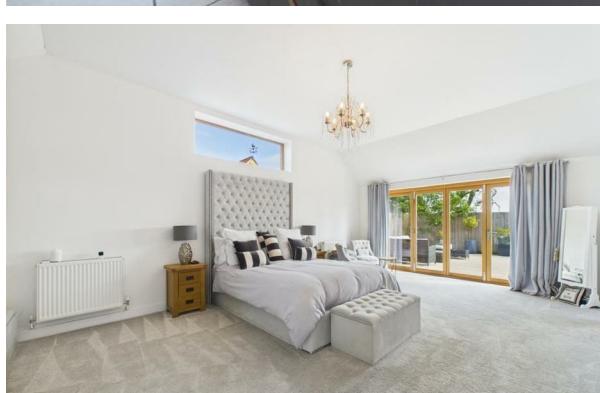
**En-Suite To Master Bedroom**  
2.26 x 2.76 (7'4" x 9'0")

**Walk In Wardrobe To Master Bedroom**  
2.26 x 2.47 (7'4" x 8'1")

**Bedroom Two**  
3.95 x 5.32 (12'11" x 17'5")

**En-Suite To Bedroom Two**  
1.31 x 1.99 (4'3" x 6'6")

**Bedroom Three**  
3.46 x 5.33 (11'4" x 17'5")



**Bathroom**  
2.64 x 3.42 (8'7" x 11'2")

**Bedroom Four**  
3.34 x 5.32 (10'11" x 17'5")

**Triple Garage**  
9.82 x 5.68 (32'2" x 18'7")  
**Gym/Home Office/Guest Suite/Creative Studio**  
9.76 x 4.61 (32'0" x 15'1")

**EPC - D**  
57/74

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
Construction: Standard  
Accessibility / Adaptations: Lateral Living, Level Access, Wheelchair Accessible, Wide Doorways  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property NOT allowed: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: No  
Registered easements: No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Garage, Driveway Private, Garage, Ev Charging Private, Gated Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Domestic Small Sewage Treatment Plant  
Heating: Lpg  
Internet connection: Fixed Wireless  
Internet Speed: up to 29Mbps  
Mobile Coverage: EE - Excellent, Three - Excellent

**Disclaimer:** If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.