

Hall Street

Crowland, Peterborough, PE6 0EW

Guide Price £375,000 - Freehold, Tax Band - D

4 3 3 C

Floor Plan



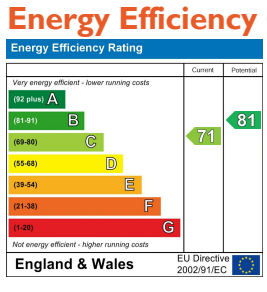
Area Map



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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Guide Price £375,000 - £400,000
Set within a substantial plot in the heart of the historic market town of Crowland, this beautifully improved and extended detached home on Hall Street offers exceptional versatility, ideal for multi-generational living, home working, or potential annexe conversion (subject to any necessary consents). Enjoying striking rear views of Crowland Abbey, the property blends modem functionality with traditional character.

The accommodation is both flexible and well-proportioned, beginning with a welcoming entrance hall that leads into the main living spaces. The extended living room flows through an elegant archway into a dedicated dining area, creating an adaptable layout suited to both everyday family life and entertaining. The refitted kitchen features a breakfast bar and opens into a bright breakfast area, while a separate utility room, ground-floor WC, and a study/home office further enhance the home's versatility. These spaces could be readily reconfigured to support annexe-style accommodation or independent living areas if required. To the first floor are four generous double bedrooms, offering excellent flexibility for family members, guests, or rental potential. The principal extended bedroom benefits from a contemporary ensuite shower room, the remaining 3 bedrooms are complemented by a family bathroom and an additional shower room, ensuring convenience for larger households. Externally, the property continues to impress. The enclosed rear garden provides a private and peaceful setting with stunning Abbey views and a covered patio area, currently housing a hot tub (available by separate negotiation). Gated side access leads to the front, where a double-width gravel driveway offers extensive off-road parking for up to eight vehicles, ideal for large families, visiting guests, or those with caravans, motorhomes, or business needs. Offering significant annexe potential, generous accommodation, and outstanding parking on a sizeable plot, this is a rare opportunity to secure a highly adaptable home in a sought-after historic setting. Ideal for families, multi-generational living, or buyers seeking space to evolve with their lifestyle.

Entrance Porch
0.85 x 1.98 (2'9" x 6'5")

Entrance Hall
3.68 x 1.79 (12'0" x 5'10")

Living Room
6.67 x 3.75 (21'10" x 12'3")

Dining Room
3.48 x 3.00 (11'5" x 9'10")

Kitchen Breakfast Room
2.38 x 5.13 (7'9" x 16'9")

Utility Room
2.04 x 2.28 (6'8" x 7'5")

Hallway
2.17 x 0.83 (7'1" x 2'8")

WC
0.76 x 1.33 (2'5" x 4'4")

Study
3.84 x 2.33 (12'7" x 7'7")

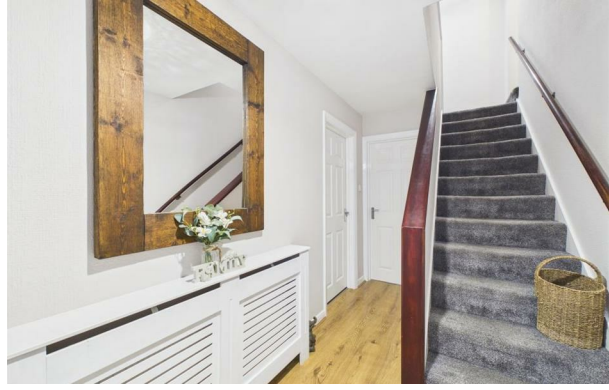
Landing
2.70 x 1.37 (8'10" x 4'5")

Master Bedroom
6.28 x 3.31 (20'7" x 10'10")

En-Suite To Master Bedroom
2.70 x 1.10 (8'10" x 3'7")

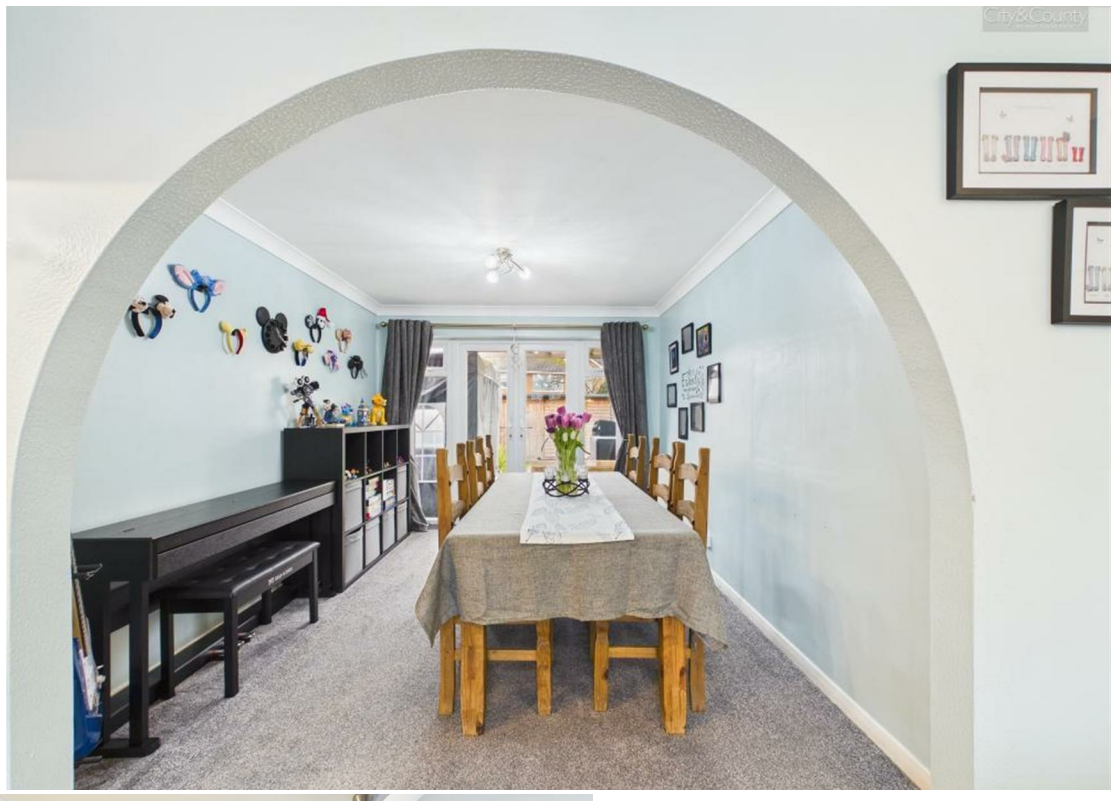
Bedroom Two
7.44 x 2.29 (24'4" x 7'6")

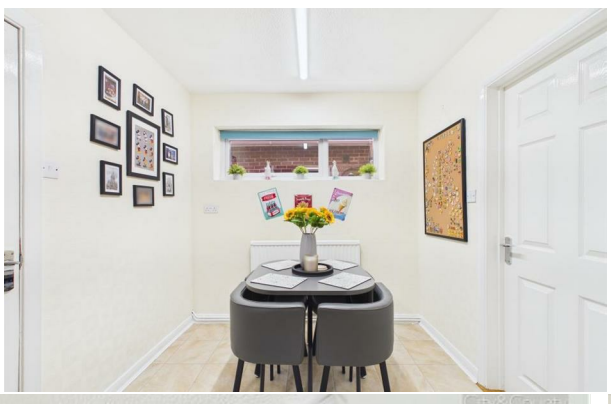


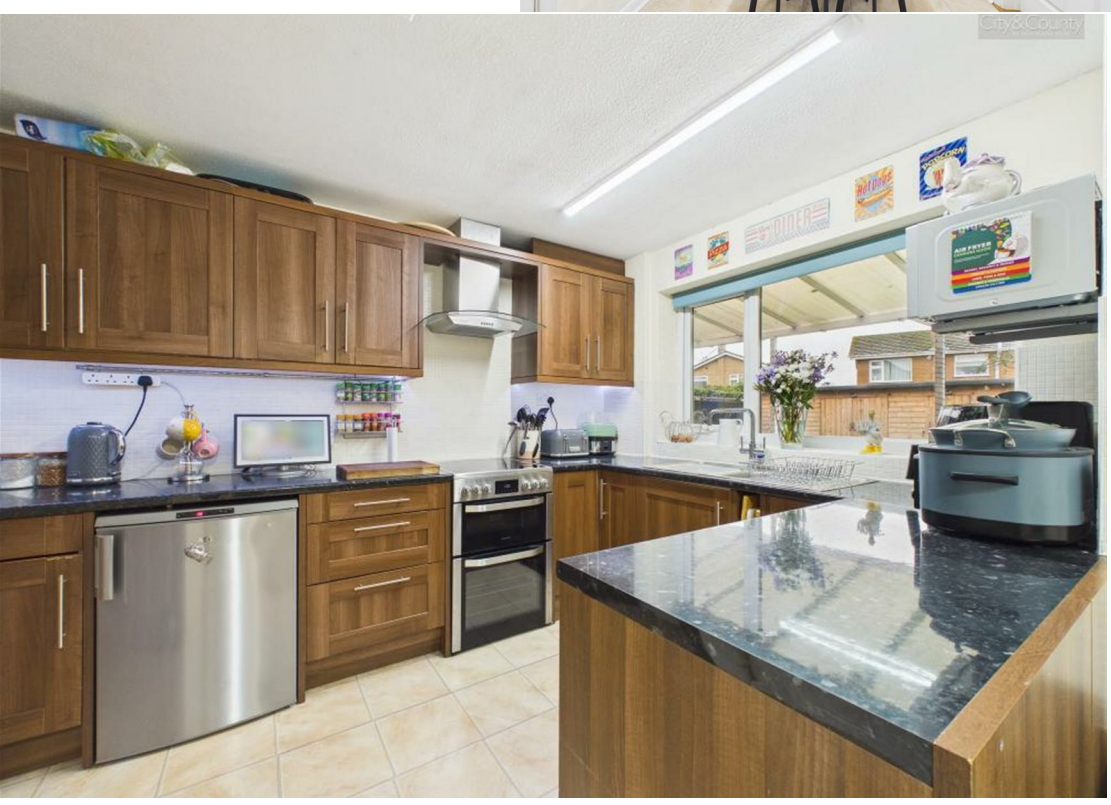






















En-Suite to Bedroom Two
0.89 x 2.28 (2'11" x 7'5")

Dressing Area To Bedroom Three
2.35 x 2.25 (7'8" x 7'4")

Bedroom Three
2.90 x 2.28 (9'6" x 7'5")

Bathroom
2.03 x 2.24 (6'7" x 7'4")

Bedroom Four
3.82 x 3.33 (12'6" x 10'11")

Garage
2.65 x 2.35 (8'8" x 7'8")

EPC - C
71/81

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Wheelchair Accessible
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: Yes
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, Three - Great

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.