



Field View
Lowgate | Tydd St. Mary | Lincolnshire | PE13 5PF

 FINE & COUNTRY

TIMELESS ELEGANCE & SPACE



A distinguished Georgian-inspired residence offering remarkable proportions, breathtaking countryside views and an enviable village setting.

Combining traditional symmetry with contemporary comfort, this is a home designed for modern family life, entertaining and multi-generational living.

From spectacular sunsets to versatile accommodation and income potential, this home delivers an exceptional lifestyle, and all with amenities on your doorstep.



KEY FEATURES

- A Detached Georgian Inspired Family Home with a Self Contained Annexe in the Village of Tydd St. Mary
- Main House has Five Bedrooms and Three Bath/Shower Rooms
- Master & Guest Bedroom benefit from En-Suites and Walk-In Wardrobes
- Kitchen/Family Room with Separate Utility and Ground Floor WC
- Three Reception Rooms plus a Conservatory
- Self Contained One Bedroom Annexe with Designated Parking & Patio Area
- Brick Built Outbuilding with Power and Lighting, ideal for Home Office, Hot Tub Room, Workshop or Garden Room
- Landscaped Garden with Water Feature and Field Views
- Carriage Driveway provides Plenty of Parking
- The Main Accommodation extends to 3,244 sq.ft
- Energy Rating: C

The current owners have updated the home sensitively over the years, and with a low maintenance garden it allows them wonderful time at home, to welcome family and friends enmasse, but also to lock up and leave it when travelling abroad. Large windows draw natural light into every space, enhancing the home's sense of openness and connection to the surrounding landscape, and the generous room proportions throughout provide outstanding flexibility for family life, entertaining and home working. Sixteen solar panels generate enough power to run the air-conditioning featured in various parts of the property, adding to its energy efficiency.

Step Inside

The moment you step through the front door, the scale and elegance of this home become immediately apparent. A magnificent entrance hall creates a striking first impression, (and could even take a large refectory table if entertaining a large group – so versatile!) At the heart of the property lies an impressive kitchen/family room, centred around a traditional Aga and complemented by a substantial island and a breakfast bar with space for dining and lounging too, with views of the garden through the unusual low arched window. Designed for both everyday living and social occasions, it is a space where family and guests naturally gather. Whether preparing informal breakfasts or hosting larger celebrations, the layout offers both practicality and style and the adjacent utility room ensures the working parts of the household are hidden. The centrally heated, expansive conservatory just off the kitchen is the perfect spot for a morning cuppa, as the sun winds its way around the three sides and would equally work as the main dining room if desired, or perhaps a gym or playroom too. The formal dining room comfortably accommodates large gatherings while remaining equally inviting for intimate dinners and as evening falls, spectacular sunsets provide a beautiful backdrop, through low windows, while a feature fire creates warmth and atmosphere during cooler months. The dual aspect, elegant lounge delivers year-round comfort, with air conditioning providing a welcome retreat during warmer weather and a wood-burning stove creating a cosy ambience through Autumn and Winter. Its impressive proportions make it equally suited to festive family celebrations, hosting an enormous tree at Christmas time and with two low set windows allow views of the front garden. The snug is currently used as a music room but could be repurposed as a cosy space for quiet reading of the Sunday papers, a hobby room, a second TV room for teenagers or a home office.





KEY FEATURES

Throughout the day, the whole home enjoys a wonderful journey of natural light. Morning sunshine floods the kitchen, before moving through the conservatory and across the house, culminating in unforgettable sunsets over open countryside and uninterrupted rural views stretching for miles.

Explore Upstairs

The first floor, with beautiful galleried landing, offers exceptional luxury and thoughtfully designed accommodation. The bright landing has been used in the past as a study area and houses an airing cupboard and further storage space. Positioned on the opposite side of the landing from the other four bedrooms, the dual-aspect principal bedroom has a light and airy feel helped by the air conditioning, and enjoys the privacy of almost its own dedicated wing, complete with a spacious walk-in wardrobe and a beautifully appointed en-suite shower room. The remaining accommodation is equally impressive, featuring a striking contemporary family bathroom with both a bath and separate shower, while bedroom two also benefits from air-conditioning and its own en-suite, making it ideal for guests or older children. Three further generously proportioned bedrooms provide superb flexibility, whether for a growing family, visiting guests or home working.

Step Outside

The setting is as impressive as the accommodation itself. Set opposite far-reaching fields, this handsome home stands proudly, behind an expansive in and out driveway, with space for multiple vehicles. In fact, the driveway continues to the side of the property where electric gates provide secure parking and access to the annexe, and here unloading shopping from the side door straight into the kitchen is very easy! Beautifully landscaped and intentionally low-maintenance gardens allow more time to enjoy the surroundings, whether dining and entertaining friends on the sheltered sun trap patio, reading in a shady spot or just sunbathing in privacy. Originally designed to accommodate a hot tub, a substantial brick-built outbuilding with power and lighting, is currently utilised as a bespoke guitar-building workshop, but could be reimagined as a stylish garden room, luxury home office, creative studio or wellness retreat. As the sun begins to set, the front garden with its charming water feature flanked by apples trees, becomes one of the current owners' favourite spaces, sitting with a glass of wine, watching the amazing skies across the unbroken field views, listening to the gentle sound of trickling water.

The Annexe

A valuable and highly versatile addition to the property, the self-contained annexe, with designated secure parking and patio, offers exceptional flexibility for modern living. Ideal as guest accommodation, multi-generational living space, or an independent home office, it combines privacy with comfort and practicality. With air-conditioning throughout, a fabulous open plan layout, a shower room on each floor, (the ground floor shower room could become a utility room if needed), a generous double bedroom with extensive built-in storage, a dedicated dressing area and workspace, it really is a versatile place. Importantly, the annexe also benefits from planning permission for use as a holiday let, and the owners have run this as a business, with 5-star reviews making it a compelling lifestyle and investment asset.





























INFORMATION



On The Doorstep

The property enjoys a delightful village setting where community spirit and convenience combine effortlessly. Within walking distance is the award winning much-loved Five Bells pub, whilst the village shop serves as a genuine community hub, offering everyday essentials alongside fresh local produce, parcel services, dry cleaning, newspapers and much more. With the village primary school and pre-school holding an outstanding Ofsted rating, this is village living at its most appealing.

How Far Is It To?

Just a 7 minute drive away, Long Sutton provides a range of essential services including medical facilities, dental practices, shops and a popular weekly market. Holbeach, a 15 minute drive away, offers major supermarkets, while the Springfield shopping outlets and wider retail facilities of Spalding are easily accessible. Just 11 miles away, the historic town of King's Lynn, offers further amenities including live performances at the Corn Exchange. The renowned North Norfolk coastline is under an hour away while the Royal Sandringham Estate is within easy reach.

Directions

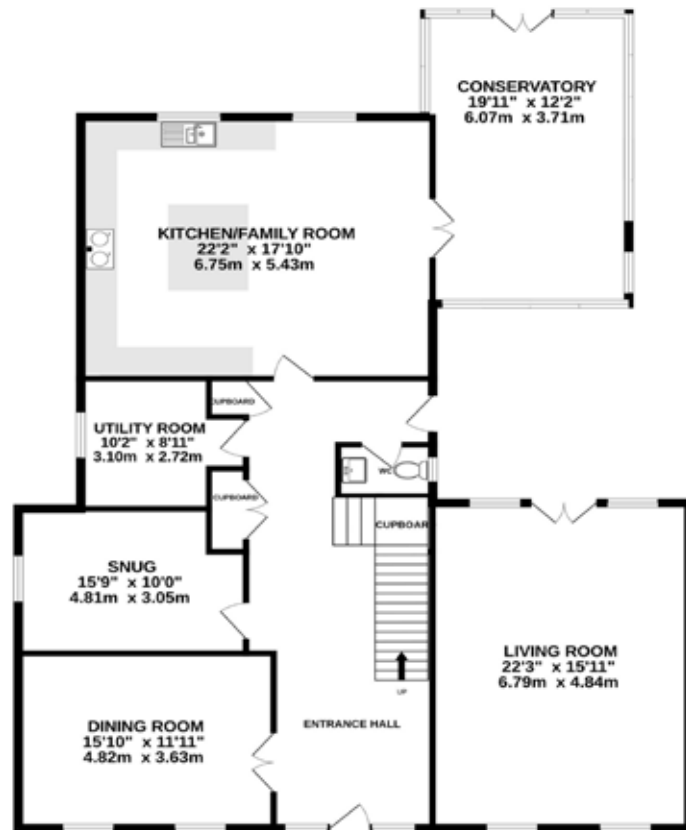
Leave Fakenham on the A148 and at the Knights Hill Roundabout take the 1st exit onto Queen Elizabeth Way/A149 and continue to follow the A149 to the Hardwick roundabout and take the 1st exit onto the A47 slip road signposted to Wisbech/Sleaford A17. Follow the A17 to Wingfield/Sutton Bridge and at the roundabout take the first exit onto Station Road. Turn right onto Main Road/A1101 and then left onto Common Way and continue onto Church Way. Turn left onto Low Gate and the property will be identified by a Fine & Country For Sale Board.

Services, District Council and Tenure

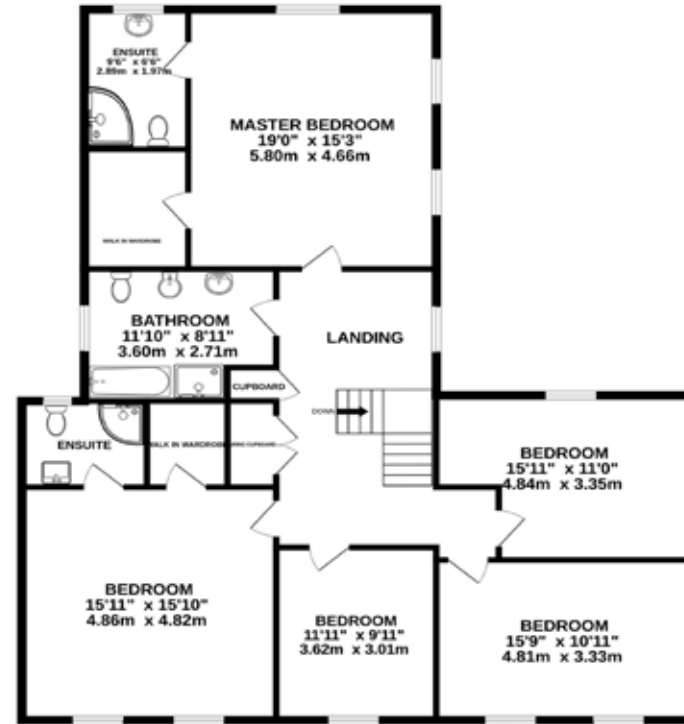
Main House - Oil Central Heating, Mains Water, Mains Drainage
Annexe - Electric Heating, Mains Water, Mains Drainage
Fibre to Premises Broadband Available - vendor uses Quickline
Please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
South Holland District Council - Council Tax Band E
Freehold



GROUND FLOOR
1744 sq.ft. (162.1 sq.m.) approx.

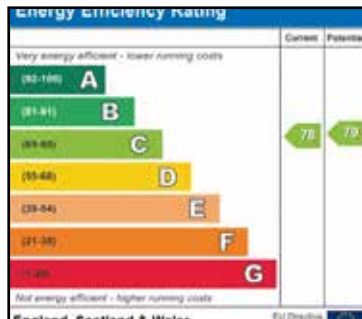


1ST FLOOR
1500 sq.ft. (139.3 sq.m.) approx.

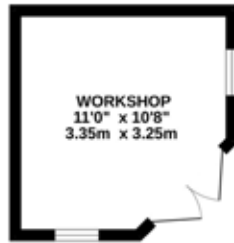


TOTAL FLOOR AREA : 3244 sq.ft. (301.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.6 sq.m.) approx.

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FINE & COUNTRY

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Fine & Country Foundation, charity no. 1160989

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Fine & Country Fakenham
1 Bridge Street, Fakenham, NR21 9AG
01328 854190 | fakenham@fineandcountry.com

