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Sales & Letting Agents



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Hurn Road, Holbeach Hurn £799,995 (Offers Over)

An exceptional period family home set within the desirable village of Holbeach Hurn, enjoying open countryside views. Offering seven bedrooms, five reception rooms, a self-contained annexe, and a separate summer house with office. Planning permission granted for a detached three-bedroom dwelling, providing excellent future potential. Viewing highly recommended. Call us anytime on 01406 424441.

Set within approximately 1.09 acres of beautifully positioned grounds, this stunning period family home is nestled in the highly desirable village of Holbeach Hurn, enjoying far-reaching, uninterrupted views across open farmland.

Offering exceptional scale and flexibility, the main residence provides seven bedrooms and five substantial reception rooms, making it ideal for large families, entertaining, or refined multi-use living.

Designed with multi-generational living firmly in mind, the property also benefits from a self-contained annexe, alongside a separate summer house incorporating a dedicated office space — perfect for home working, guests, or independent living.

Adding significant future value, outline planning permission has already been granted for a detached dwelling, presenting an outstanding opportunity for further development or investment.

This is a rare chance to acquire a landmark home combining period character, modern versatility, and genuine long-term potential, all within a sought-after rural setting.

🌟 Key Highlights

Approx. 1.09-acre plot

7 bedrooms | 5 reception rooms | 4 bath/shower rooms | 3 ground floor cloakrooms


Annexe & summer house with office

Planning permission for a detached dwelling

Superb open countryside views

Ideal for multi-generational living

Exclusive village location

 Viewing is highly recommended to fully appreciate the scale, setting, and opportunity on offer.
Call us ANYTIME — evenings or weekends — on 01406 424441.

An impressive stone-built entrance porch, featuring a substantial classical portico with twin columns, deep corniced canopy, composite part glazed entrance door to:

Entrance Porch

Cove to ceiling, Italian porcelain tiled flooring, glazed French doors with matching side panel to:

Reception Hall 4.00m x 3.84m (12'1" x 12'7")

Feature period fireplace with Louis V surround with marble insert and hearth, display alcoves to each side, decorative coving to ceiling with ceiling rose, Italian porcelain tiled flooring with under floor heating, wall light points, radiator, PVCu double glazed bay window to front aspect, opening to:

Drawing Room 6.88m x 3.07m (22'7" x 10'1")

Decorative coving to ceiling with ceiling rose, Italian porcelain flooring with underfloor heating, wall light points, staircase to first floor part galleried landing, radiator, PVCu double glazed window to side aspect, door to understairs cloakroom with light point connected, having space and storage cupboards.

Ground Floor Cloakroom

Fitted with a two-piece suite comprising: Concealed cistern dual flush WC, ceramic Cersain floating sink unit with mixer tap, vanity light and mirror, display alcove, Italian porcelain tiled flooring with underfloor heating, cove to ceiling.

Lounge 6.25m x 5.11 (20'6" x 16'9")

Feature ornate marble fireplace with mantle, marble insert and hearth, decorative cove to ceiling with feature beam, all light points, TV point, double radiator, feature walk in PVCu double glazed bay window to front aspect.

Sitting Room 6.25m x 4.42m (20'6" x 14'6")

Ornate feature fireplace with marble insert & Hearth, wall light points, TV point, decorative cove to ceiling, double radiator, feature walk in PVCu double glazed bay window with integrated French door to side exit.

Kitchen Preparation Area 6.60m x 3.56m max (21'8" x 11'8" includes utility room)

Cove to ceiling with recessed spotlights, built in range of full height built in storage cupboards with matching low-level unit with granite work top space with matching upstand and windowsill, high polished tiled flooring with under floor heating, composite door to rear exit, open plan to:

Family Room 8.10m x 6.05m (26'7" x 19'10")

Cove to ceiling with access to extensive loft space with fitted pull down ladder, which is boarded, light point connected. Built in bar area, 4 x radiators, PVCu double glazed windows to side aspect, door to side exit, ample power points, TV point, PVCu double glazed bay window overlooking the landscaped rear garden with field views beyond. Door to:

Rear Lobby

Textured ceiling, door to rear exit, door to:

Cloakroom

Fitted with a two-piece suite comprising low level WC, pedestal wash hand basin, tiled surrounds, radiator, textured ceiling, PVCu double glazed opaque window to side aspect.

Kitchen/breakfast room 6.73m x 6.05m max (22'1" x 19'10") max

Re-fitted luxury bespoke modern kitchen fitted with a range of full height floor standing units and matching wall mounted units with granite worktop space over, matching upstand, recessed butler style sink unit with mixer tap & waste disposal with integrated drainer, fitted with a range of appliance, Twin AEG eye level electric ovens with warming drawers, coffee station, twin fridge freezer, full size dishwasher, twin cooling cabinets for wine/drink storage.

A striking bespoke kitchen island, finished with sweeping polished granite worktops incorporating a breakfast bar and integrated induction hob. The island is anchored by a contemporary brushed-steel cylindrical support, forming a bold architectural feature, while sleek handle-less cabinetry provides generous concealed storage. Designed as both a functional workspace and a refined social hub, it sits beneath a feature ceiling light with extractor and forms the centrepiece of this high-end open-plan kitchen, integrated NEFF induction hob, recessed circular sink unit with mixer tap, further low-level storage to side. PVCu double-glazed walk-in bay window with double opening French doors to enclosed courtyard, PVCu double glazed windows to side aspect, high polished tiled flooring with under floor heating.

Utility Room

Fitted with a matching range of floor standing with worktop space over, butler style sink unit with mixer tap, granite worktop space over with matching upstand, plumbing for washing machine, space for tumble dryer, space for an American style fridge freezer, cove to ceiling, high polished tiled flooring with underfloor heating, door to:

Cloakroom

Fitted with a two-piece suite comprising: Low level dual flush WC, vanity wash hand basin with mixer tap, storage cupboard under, cove to ceiling, PVCu double glazed opaque window to side aspect, radiator, Italian porcelain flooring with underfloor heating.

Boiler Room

Steps lead down: Floor mounted oil-fired central heating boiler servicing heating and hot water, various underfloor heating controls, large insulated pressurised hot water cylinder, PVCu double glazed window to side aspect.

First Floor Part Galleried Landing

Wall light point, display alcove, radiator, Velux window to ceiling, leading to the inner landing area with cove to ceiling, wall light point, radiator, wall mounted central heating thermostat.

Main Bedroom 6.17m x 2.97m (20'3" x 9'9")

Cove to ceiling, wall light point, steps lead up to the main bedroom entrance with double aspect windows overlooking the beautiful, landscaped rear & side garden with field views beyond, radiator, double radiator, TV point, PVCu double glazed bay window to rear aspect, PVCu double glazed window to side aspect, door to:

En-Suite Shower Room 2.67m x 2.44m (8'9" x 8')

Fitted with a three-piece suite comprising: Triple width shower enclosure with fitted body jet shower system with rain fall shower above and hand attachment, sliding entry door, vanity wash hand basin with mixer tap, storage cupboard under, vanity mirror and light over, double shaver point, concealed cistern dual flush WC, access to loft space, tiled flooring with electric underfloor heating, steps lead down to:

Dressing Room 2.34m x 2.44m (7'8" x 8")

Fitted with twin triple wardrobes with mirrored sliding doors with hanging rail and storage shelving, tiled flooring.

Bedroom 2 5.13m x 4.07m (16'10" x 15'4")

Cove to ceiling with access to loft space, display alcove, wall light points, fitted bookshelf and display shelving, radiator, TV point, PVCu double glazed window to front aspect x 2, door to:

En-Suite Shower Room

Fitted with a three-piece suite comprising: Tiled shower enclosure with fitted rainfall shower with hand shower attachment, pedestal wash hand basin with mixer tap, close coupled dual flush WC, tiled flooring, wall mounted vertical towel radiator, recessed spotlights to ceiling, extractor fan.

Bedroom 3 4.65m x 4.11m (15'3" x 13'6")

Wall light points, radiator, PVCu double glazed windows to front aspect x 2, door to:

En-Suite Shower Room

Fitted with a three-piece suite comprising: Tiled shower enclosure with fitted rainfall shower with hand shower attachment, pedestal wash hand basin with mixer tap, close coupled dual flush WC, tiled flooring, wall mounted vertical towel radiator, recessed spotlights to ceiling, extractor fan, sealed unit double glazed arch window to front aspect.

Bedroom 4 4.17m x 3.91m (13'8" x 12'10")

Cove to ceiling, TV point, radiator, 2 x low level storage cupboards with display alcoves over, wall light points, PVCu double glazed window to side aspect.

Bedroom 5 4.60m x 3.10m (15'1" x 10'2")

Cove to ceiling, radiator, TV point, vanity wash hand basin with storage cupboard under, PVCu double glazed window to side aspect.

Bedroom 6 3.40m x 2.82m (11'12" x 9'3")

Cove to ceiling, radiator, PVCu double glazed window to rear aspect.

Bedroom 7 2.79m x 2.62m (9'2" x 8'7")

Cove to textured ceiling with access to loft space, radiator, PVCu double glazed window to rear aspect.

Family Bathroom

Fitted with a three-piece suite comprising: Deep panel P-shaped bath with glass shower screen fitted rainfall shower over, fully tiled surrounds, tiled flooring, vanity wash hand basin with mixer tap, vanity mirror over, storage cupboard under and to side, concealed cistern dual flush WC, radiator, tiled flooring with electric underfloor heating, cove to ceiling, PVCu double glazed window to front aspect.

Annex

Within the grounds to the rear is located a one-bedroom stable conversion with planning consent to be used as an Annex (H09-0785-25) South Holland District Council.

Part glazed entrance door to:

Open Plan Living Area 5.44m x 3.00m (17'10" x 9'10")

Tiled flooring, exposed beams to ceiling, fitted with a range of wall mounted units and floor standing units with worktop space over, sink unit with single drainer with swan neck mixer tap, fitted electric fan assisted oven with 4 ring halogen hob, extractor canopy, space for fridge freezer, wall mounted electric heater, TV point, PVCu double glazed windows to side aspect x 2, PVCu double glazed French doors to rear garden.

Bedroom 2.82m x 1.83m (9'3" x 6")

Wall mounted electric heater, beams to ceiling, overhead storage cupboards, double glazed windows to side aspect x 2.

En-suite Shower Room

Fitted with a three-piece suite comprising: Double shower enclosure with fitted shower, pedestal wash hand basin, close coupled WC, tiled flooring, heated towel rail, extractor fan, recessed spotlights to ceiling.

Triple Garage 8.94m x 5.21m (29'4" x 17'1")

Electric up and over door, power and lighting connected, cove to textured ceiling, glazed window to side aspect, door to:

Workshop 5.21m x 2.97m (17'1" x 9'9")

Cove to textured ceiling, power and lighting connected, workbench, sealed unit double glazed windows to front aspect x 2.

Summer House 4.68m x 3.88m (15'4" x 12'9")

Power and lighting connected, glazed windows to front aspect x 2, wall mounted electric heater, door to:

Office 3.88m x 2.79m (12'9" x 9'2")

Power and lighting connected, wall mounted electric heater, glazed window to rear and side aspect.

Building Plot:

Planning permission has been granted for a detached dwelling to be built within the grounds (H09-0912-25) South Holland District Council with new access.

Gardens:

The property is approached via a gravelled driveway, framed by period brick walling and mature hedging, leading to impressive double wrought-iron gates. Beyond, a sweeping drive continues to the side and rear of the residence, providing access to a triple garage and adjoining workshop.

The front gardens are enclosed by established hedging and laid predominantly to lawn with well-stocked flower and shrub borders. To the side, the parking area is complemented by additional lawned gardens featuring mature trees and planting, all enjoying far-reaching open views across the surrounding landscape — a stunning backdrop that perfectly complements the setting.

To the rear, the beautifully landscaped gardens have been thoughtfully designed to create a series of distinct yet flowing outdoor spaces. These include a gated and enclosed sun terrace, a flagged patio ideal for entertaining, expansive lawns interspersed with mature trees, and deep borders of shrubs and

flowering plants. A magnificent 100-year-old willow tree forms a striking focal point within the grounds. Two timber garden stores are also provided, one of which benefits from power and lighting.

Set within the grounds is a charming one-bedroom self-contained annex, converted from former stables and offering excellent flexibility for multi-generational living or guest accommodation. In addition, a substantial log cabin provides fully serviced office or leisure space, complete with power, lighting and heating. Mains water has been brought to the rear of the plot ready for connection, with a newly installed septic tank and soakaway already in place for future bathroom facilities.

At the far end of the garden lies a delightful orchard featuring Apple, Plum, Damson and Cherry trees, along with a Fig bush — completing this exceptional and highly versatile outdoor offering.

Directions:

Leaving our Church Street office head over the traffic lights onto Boston Road South, at the roundabout turn right onto the A17, just before the first café on the left, take the left turn onto Hurn Road. Following this road, once you enter the village of Holbeach Hurn the property is the first period house on the right. For satellite navigation the property postcode is: PE12 8JE.

Council Tax Banding:

F - £3,242.99 - South Holland District Council 2025/26

EPC: D

Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

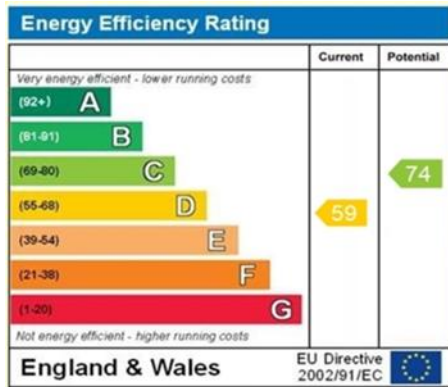
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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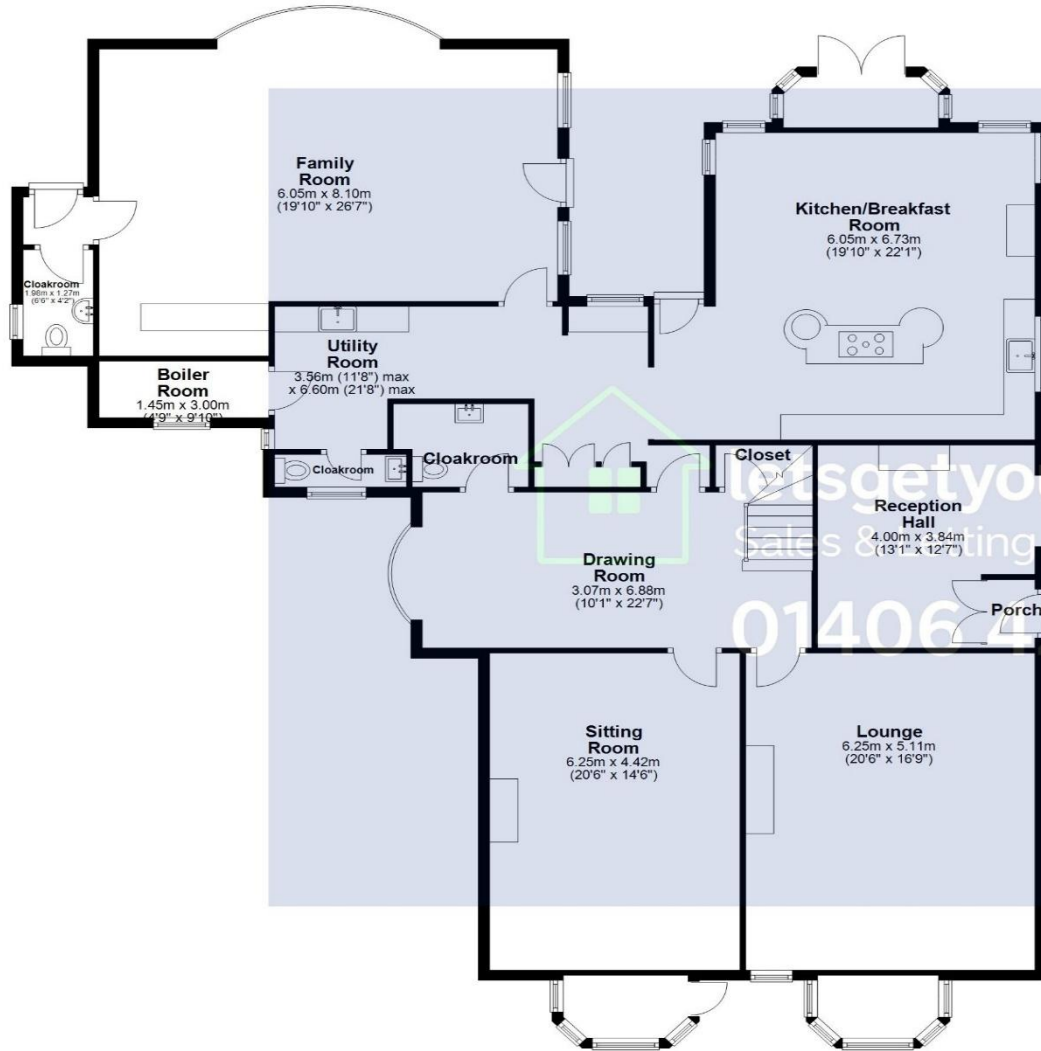






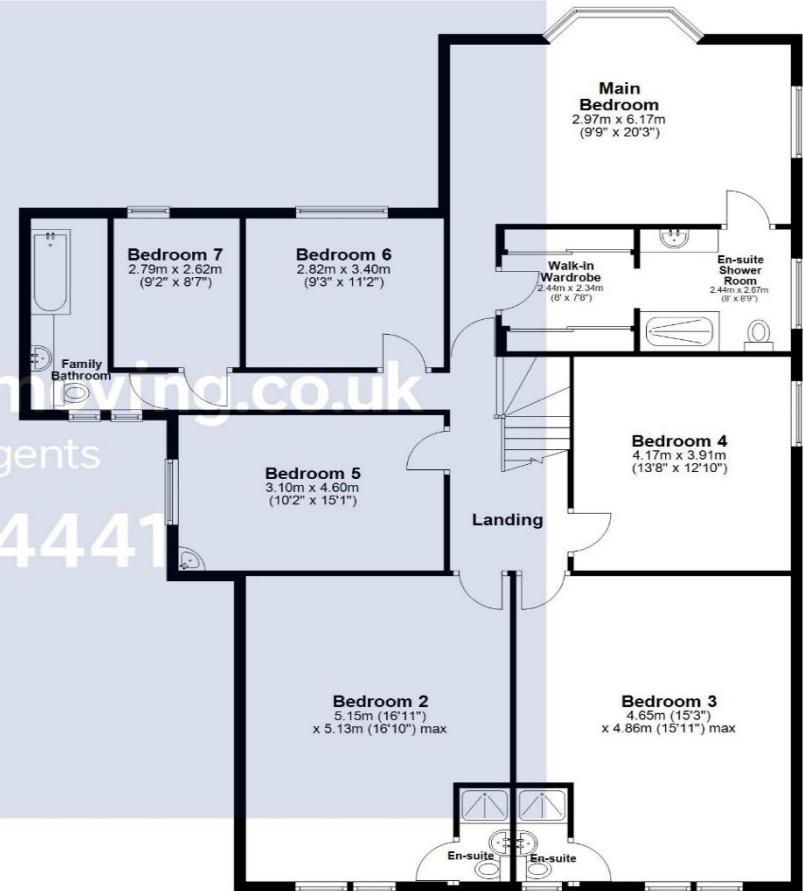
Ground Floor

Approx. 227.8 sq. metres (2452.3 sq. feet)



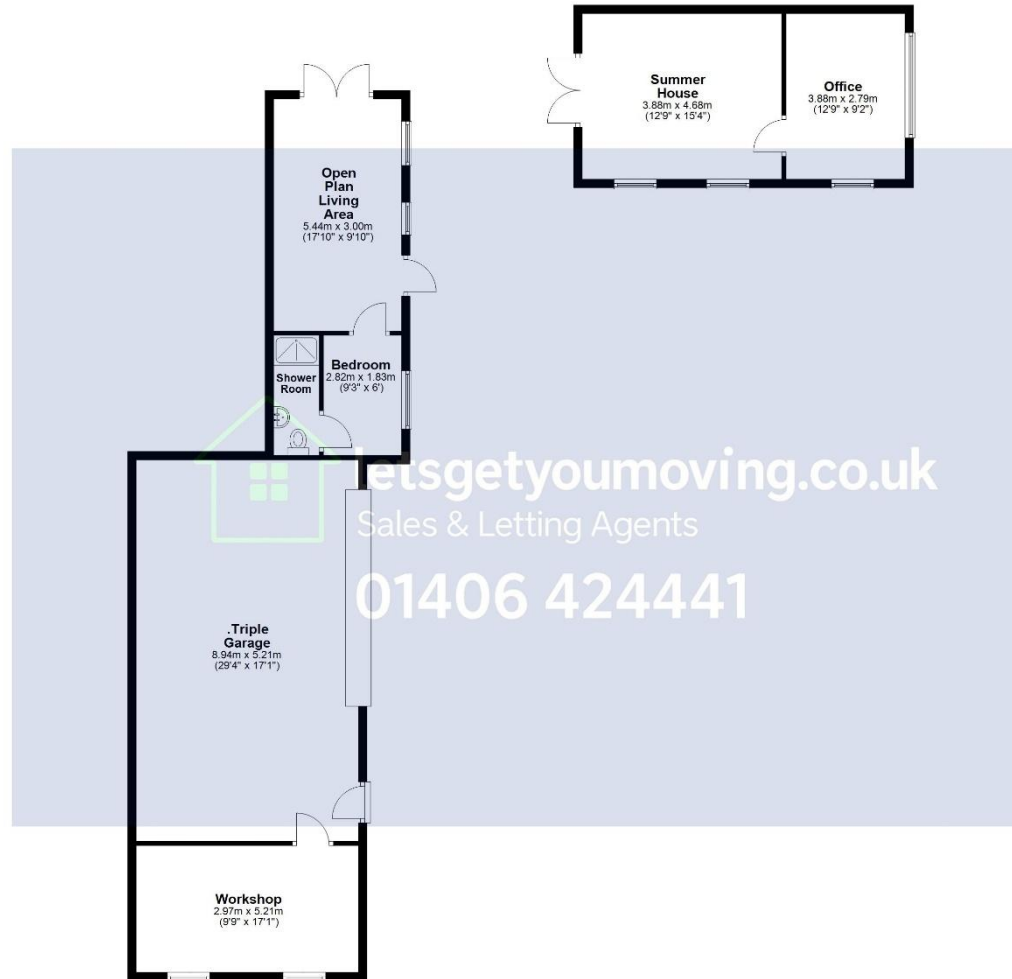
First Floor

Approx. 154.7 sq. metres (1665.1 sq. feet)



Total area: approx. 382.5 sq. metres (4117.4 sq. feet)

Ground Floor
Approx. 117.2 sq. metres (1261.8 sq. feet)



Total area: approx. 117.2 sq. metres (1261.8 sq. feet)



Disclaimer

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