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Sales & Letting Agents



14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Clough Road, Holbeach Bank £280,000 (OFFERS OVER)

Total of Half an acre plot (STS) . Open field views front and rear. A substantial brick-built multi-use building with services connected. This is not your standard semi — it's a lifestyle opportunity. Whether you want space for animals, room to run a business from home, self-sufficient living or serious parking for vans and motorhomes, this property delivers flexibility that's increasingly hard to find. Huge scope to extend or adapt (STPP). Call us ANYTIME - 01406 424441, evenings and weekends.

Set on approximately **half an acre plot (STS)** with uninterrupted **open field views to both the front and rear** 🌿, this highly versatile three-bedroom semi-detached home offers genuine space, privacy and flexibility. If you are looking for more than just a house — this delivers lifestyle.

Inside, the property provides comfortable, practical accommodation including a lounge with open fire 🔥, kitchen, shower room, utility area and dining space with French doors opening onto the garden. Upstairs are three well-proportioned bedrooms, making it ideal for families or those needing work-from-home space.

Externally is where this property truly separates itself. The expansive grounds offer room for vegetable plots 🥕, chickens 🐔, goats 🐐 or simply space to breathe. There is extensive off-road parking suitable for cars, vans or motorhomes 🚐, plus a substantial brick-built multi-use building with power, water and drainage — perfect as a studio, business space or potential self-contained annex (subject to planning). Stables, paddocks and additional outbuildings complete the package.

This is practical countryside living with flexibility built in.

🔑 Buyers Highlights:

🌿 Approx. half-acre plot (STS) with open field views front & rear

🏠 Brick-built multi-use building with services connected

🐎 Stables, paddocks & outbuildings – ideal for animals or hobby farming

🚐 Extensive parking for multiple vehicles / motorhome

🔥 Lounge with open fire & French doors opening to garden

Opportunities like this are becoming increasingly rare at this price point.

📞 **Call us ANYTIME to book your viewing – 01406 424441, evenings and weekends!**

Accommodation Comprises:

PVC double glazed entrance door to:

Entrance hall

Stairs to first floor landing, door to:

Lounge 4.40m (14'5") max x 3.96m (13') max

PVCu double glazed window to front, open fire with brick-built surround and flagged hearth, radiator, vinyl floor covering, TV point, broadband connection, coving to ceiling, open plan to:

Kitchen 3.35m (11') x 2.87m (9'5")

Fitted with a matching range of base and eye level units with worktop space over, ceramic sink unit with single drainer and mixer tap, plumbing for slimline dishwasher, space for fridge/freezer, electric point for cooker, wall mounted heated towel rail, vinyl floor covering, coving to ceiling, door to:

Shower Room

Fitted with three-piece suite comprising double shower enclosure with fitted shower and glass screen, pedestal wash hand basin, close coupled WC, wall mounted heated towel rail, PVCu opaque double glazed window to rear, storage cupboard with shelving, recessed ceiling spotlights, part aqua boarded.

Utility Area 4.36m (14'4") x 1.33m (4'4")

Fitted with a base and eye level unit with worktop space over, plumbing for automatic washing machine, radiator, vinyl floor covering, open plan to:

Dining Area 4.29m (14'1") x 2.12m (6'11")

PVCu double glazed window to side, radiator, vinyl floor covering, wall lights with double glazed polycarbonate roof, power connected, PVCu double glazed French doors to garden.

First Floor Landing

PVCu double glazed window to side, loft hatch providing access to the insulated loft space.

Main Bedroom 4.02m (13'2") x 3.83m (12'7")

PVCu double glazed window to front, cupboard with shelving, radiator, textured ceiling, door to:

WC

Fitted with two-piece suite comprising, wall mounted wash hand basin with tiled surround, close coupled WC, ceramic tiled flooring.

Bedroom 2 3.52m (11'7") x 2.81m (9'3")

PVCu double glazed window to rear, radiator.

Bedroom 3 2.46m (8'1") x 2.12m (6'11")

PVCu double glazed window to rear, radiator.

Outside Buildings

Multi-Use Room 5.96m (19'7") max x 4.00m (13'2")

PVCu double glazed window to front and rear, access to insulated loft space, power and light connected, cold water supply & sewage, PVCu double glazed entrance door to garden. To the side is a wooden built Lean-to for storage. This building could be converted into many potential uses such as an entertainment area, work from home space or (subject to any planning approval required:) an annex, bedsit etc.

Stables (Two) 3.65m (12') x 3.65m (12") each

Two Wooden built stable block.

Field Shelter & Hay Barn

Wooden built. Split into field shelter and hay barn but could be made into one large shelter or hay barn with open end access.

Outside

Step outside and discover a property that truly embraces the best of country living.   A generous gravel driveway provides extensive off-road parking, easily accommodating multiple vehicles, motorhomes, horseboxes or caravans.  

The enclosed front garden is beautifully complemented by mature trees and established shrubs, creating a welcoming first impression, while the external floor-mounted boiler provides efficient heating and hot water throughout the home.  

Double picket gates open into a private rear parking area, leading to a spacious enclosed garden that is predominantly laid to lawn and enclosed by a combination of attractive timber panel and picket fencing – the perfect place to relax, entertain or simply enjoy the peaceful surroundings.  

Beyond another set of double picket gates lies the true highlight of this exceptional property.   The extensive grounds include a versatile multi-purpose building, storage lean-to, two stables, hay store, and field shelter, making this an outstanding opportunity for equestrian enthusiasts, animal lovers or those seeking a lifestyle property with endless possibilities.  

A secure metal gate provides direct access into the adjoining paddocks, offering excellent grazing land and fantastic flexibility for horses, livestock or hobby farming. Whether you're dreaming of keeping animals, creating your own smallholding or simply enjoying the freedom of rural living, this impressive outdoor space has everything you need.   

Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South, continue to the roundabout take your second right onto Boston Road North drive to the end of the road, turn right onto Washway Road then left onto Clough Road where the property can be located on the right-hand side. For satellite navigation, the property postcode is: PE12 8BW.

Council Tax

Band A ~ £1,496.77 from April 2025 to March 2026, South Holland District Council.

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.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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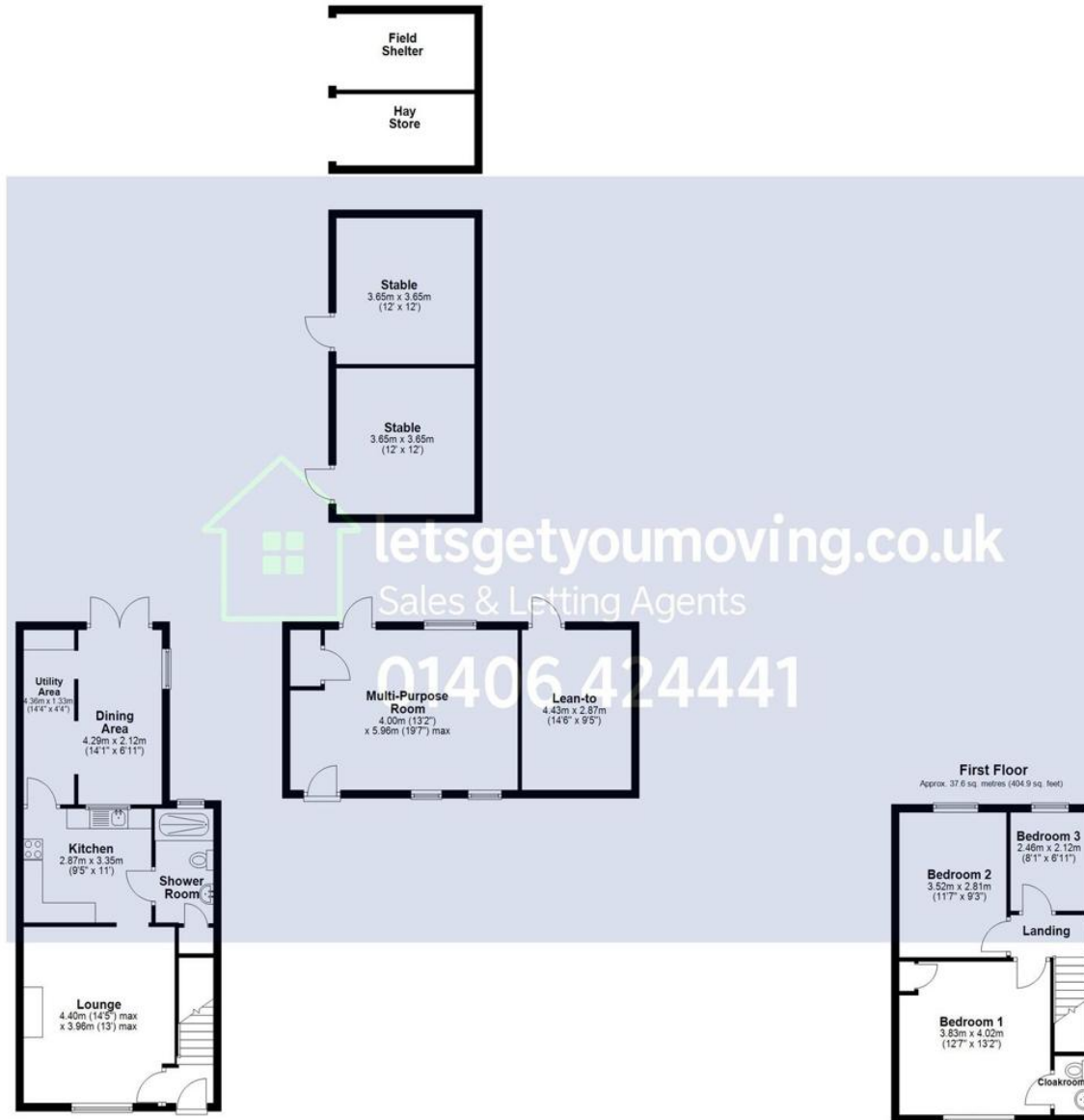
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Ground Floor
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Total area: approx. 167.5 sq. metres (1803.3 sq. feet)

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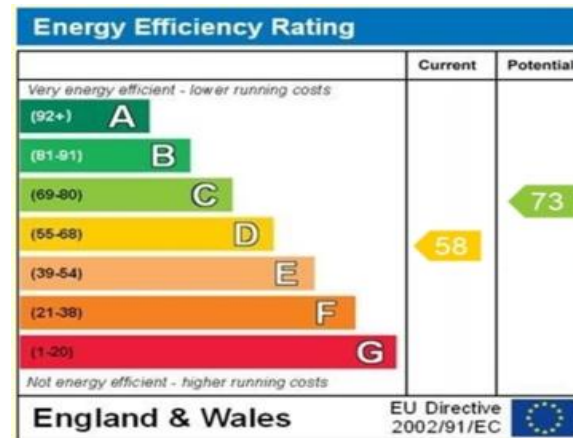
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