



BRADLEY JAMES  
ESTATE AGENTS



## Woodcroft Fulney Lane South, Spalding, PE12 6FA

Asking price £795,000

- Oak-clad Character property with Veranda
- Circa 2-acre (STS) private tree-lined grounds
- EPC B - air source & solar 6kw owned
- Panoramic field views
- Planning approved for bespoke annex
- High-spec 4 bed full refurbishment/part new build
- South-facing garden, 4 Outbuildings
- Stunning vaulted open-plan living family space
- Extensive 8+ parking, in/out gated driveway
- Quiet, private lane near Spalding -good road/rail links

Woodcroft is an outstanding oak-clad country residence, finished to an exceptional standard, set in approximately 2 acres (STS) of landscaped south-facing, tree-lined grounds. Quietly positioned along a quite semi-rural lane yet just 1 mile from Spalding, it offers privacy, space and refined countryside living.

Behind the charming cottage façade lies a striking, design-led open-plan interior combining period character with contemporary luxury. Extended in 2022 and fully refurbished in an earthy Farrow & Ball palette, this property is presented as a true turnkey home.

Woodcroft offers; four double bedrooms (two en-suite), walk-in dressing room, a study, cloakroom, utility room and versatile craft/store room adjoining Bed4 upstairs. A large 14m x 3m paved Veranda provides an exceptional covered outdoor entertaining area.

The main living space with its light-filled panoramic garden views, features a semi-vaulted panelled ceiling, feature internal brick work, feature oak beam and 2 large vertical picture windows.

Significant upgrades include; full rewire, re-roof, insulation, Air source heating, 6kW (owned) solar panels discreetly sited on veranda roof. All new Residence 9, double glazed windows, in silvered oak finish and solid oak external doors. Extension approved under SHDC Building Regs 2022 Ref: H16-1013-21.

Externally, the property has parking for 8+ vehicles and a range of useful outbuildings; including a fully fitted workshop, two interconnecting stables, and a large storage shed with power and lighting.

Planning permission has also been granted for a separate, hexagonal annexe (Ref: H16-0368-24).

Spalding itself offers excellent amenities, 2 grammar schools and Springfields Outlet Shopping Centre. There are strong road & rail links to London, Lincoln, Peterborough, Stamford and the A17 to the Norfolk coast.

Woodcroft is a rare bespoke build, combining architectural quality, energy efficiency (EPC Rated B), and long-term low-maintenance country living.



Council Tax Band: C



## Open Plan Family Room

### 47'5 x 18'6

The heart of the home is the beautiful open-plan kitchen, dining, and living space, designed to maximise light and 360 degree view around the gardens and down the tree lined private grounds.

Features include:

- Vaulted Dutch barn-style ceiling with feature panelled finish
- Full-height feature end tall windows and French doors opening onto veranda
- 14m x 3m rear paved terrace/veranda with solid oak beam downrights
- Clearview Vision 500 Multi-fuel woodburning stove (in honey glow brown) on log stand – defra approved - 8kw
- Solid Oak high rise skirting boards, and Solid Oak Window Boards
- Zoned underfloor heating
- Feature reclaimed end brick wall and structural brick nibs
- Snug seating area with half-wall panelling
- Jim Lawrence wall lighting and statement Large French wicker ceiling central 4 light shades.
- Smoke alarms throughout property hard wired, together with CO2 in main build

## Kitchen and Utility

### 9'1 x 8'4

The kitchen is fitted with a Howdens Elmbridge Luxury range (Colour: Pebble Grey) with oak-effect, square edge Laminate worktops, decorative plinth and integrated appliances:

- Space for Range Cooker (NB: from Sack Store Boston, From New ESSE 990ELT (4 yr old) fully electric (NB: available by separate neg.)
- AEG dishwasher, integrated
- Lamona Full height larder fridge and under-counter freezer, integrated
- Butler-Style White ceramic sink & mixer tap
- Wine storage, large pan drawers, and soft close cabinetry, inc Drawers.
- Breakfast bar – Space for seating six
- Feature end unit with large pan draw and wooden slat base

Utility Room:

- Matching 'Elmbridge' cabinetry
- Ceramic sink with chrome tap
- Space for washing machine and condenser dryer
- Oak Wall mounted coat rack and space for boots

## Study

### 12'8 x 10'0

Window to the side, bespoke fitted storage cupboards with feature fret detail, book shelf, sack store tiled floor, power points, radiator and cupboard for air source control unit.

## Cloakroom

Feature half tiled & half wall panelling, oak window sill, Jim Lawrence ceiling light to match décor and Burlington suite WC & PEDESTAL Traditional Sink and chrome taps.

## Bedroom 1 and En-suite

### 13'7 x 12'4

- Bed 1 Built-in glass top dressing table/large mirror, with power
- Feature: Sliding panel door - on black metal runner
- Archway leading to dressing room, with bespoke F&B painted closet & pigeon holes, and wall cabinet housing consumer unit
- Door leading to en-suite to bedroom 1 with large walk in double fully tiled shower: with rainfall over head & side shower and premium wall tiles, and floor tiles;.
- Bedroom 1 - 13'7 x12'4
- Dressing room - 8'8 x 8'4

## Dressing Room

### 8'8 x 8'4

Window to the side, bespoke storage units.

## Bedroom 2 and En-suite

### 11'4 x 10'7

Window to the rear, generous proportions, feature wall lighting

- Double bedroom with en-suite large shower room – been insulated internally, including oak window sill
- En-suite: Burlington range suite, Towel rails/Toilet Roll Holder
- Fully tiled window sill and behind sink

## Bedroom 3

### 16'2 x 12'2

Double aspect windows to front and side over looking a daffodil field, this room was previously used as the main lounge.

- Generous proportions
- Feature wall lighting

## Bedroom 4

### 13'3 x 11'3

Restricted head height into Dormer Window overlooking the rear elevation and down the 2 acre (sts) grounds.

- Ideal as bedroom, office, or creative space
- Private Room away from the family
- Characterful sloping ceilings, Feature Oak Sill and finishes, radiator and blind
- Venetian dark oak blind

## Store Room

### 8'0 x 7'6

Window to rear and storage in eaves.

## Additional Spaces

- Large ground floor cloakroom (potential to reinstate bath)
- Loft room with Velux, electrics, and storage leading into loft space/eaves
- Fully Insulated eaves and solar plant/storage areas

## Interior Finishes

- Solid oak feature front door(s) and stable-style split rear door
- Oak skirting and window sills (new extension)
- Oak door bars
- 3 external doors all bespoke Solid Oak, including split 'stable door' to rear veranda off kitchen, all with double glazed feature window, for light
- Window Sills throughout are all Solid Oak
- All internal carpet/door bars are Solid Oak
- All new skirting, architrave and doors throughout (not oak)
- All new matching 80% wool carpets throughout property

## External and Grounds

Set within grounds of approximately two acres:

- Majority low maintenance – laid to grass (2hr to cut with sit on lawn mower – for sale by separate negotiation)
- Over 200 ornamental trees, shrubs, and native hedging – for wildlife
- Fully enclosed, dog-secure boundaries – we own all with exception of sheep field fence to neighbour.
- Five-bar and farm gates with post and rail fencing
- Extensive gravel driveway with cobbled aprons, car parking 8+
- Rear dyke boundary with open sheep fields beyond
- 3 Neighbouring Private Properties – Not overly overlooked
- As hedging grows up will be a private/secluded plot
- Dawn to dusk automatic exterior lighting
- Set within grounds of approx. 2 acres (STS) Majority of the garden is laid to lawn for easy maintenance, ideal for a ride-on mower, with well-stocked front borders. The grounds offer seasonal interest throughout the year, from early spring blossom to vibrant summer blooms, followed by rich autumnal tones of red and orange before winter berries appear.

## Outbuildings

A versatile range of outbuildings, all with own lighting, power.

- Tack room / workshop with built in work bench, shelving & hooks
- Two interconnecting stables with stable doors
- Secure double-skinned end storage room, with anchor point
- Concrete flooring and upgraded roofing to both end stores (2021), with centre stables roof having been repainted with liquid fibreglass coating this year 2026.

## Drainage and Services

- Private septic tank (two brick-built chambers: solids & grey water - Serviced annually and emptied last in March 2026, in good working condition.)
- Serviced annually and inspected in good working condition
- New external drainage pipe system installed (building regulations compliant 2022) from ensuites and utility to septic tank
- Roof soakaway installed to rear garden – from end of terrace
- Mains electricity & water, no gas or oil (Western Power)
- New Water Meter installed (2021/22) – Anglian Water







## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

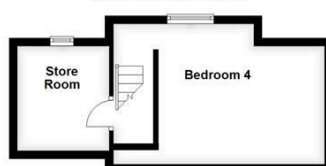
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 180.3 sq. metres (1940.7 sq. feet)



**First Floor**  
Approx. 23.9 sq. metres (257.1 sq. feet)



Total area: approx. 204.2 sq. metres (2197.8 sq. feet)