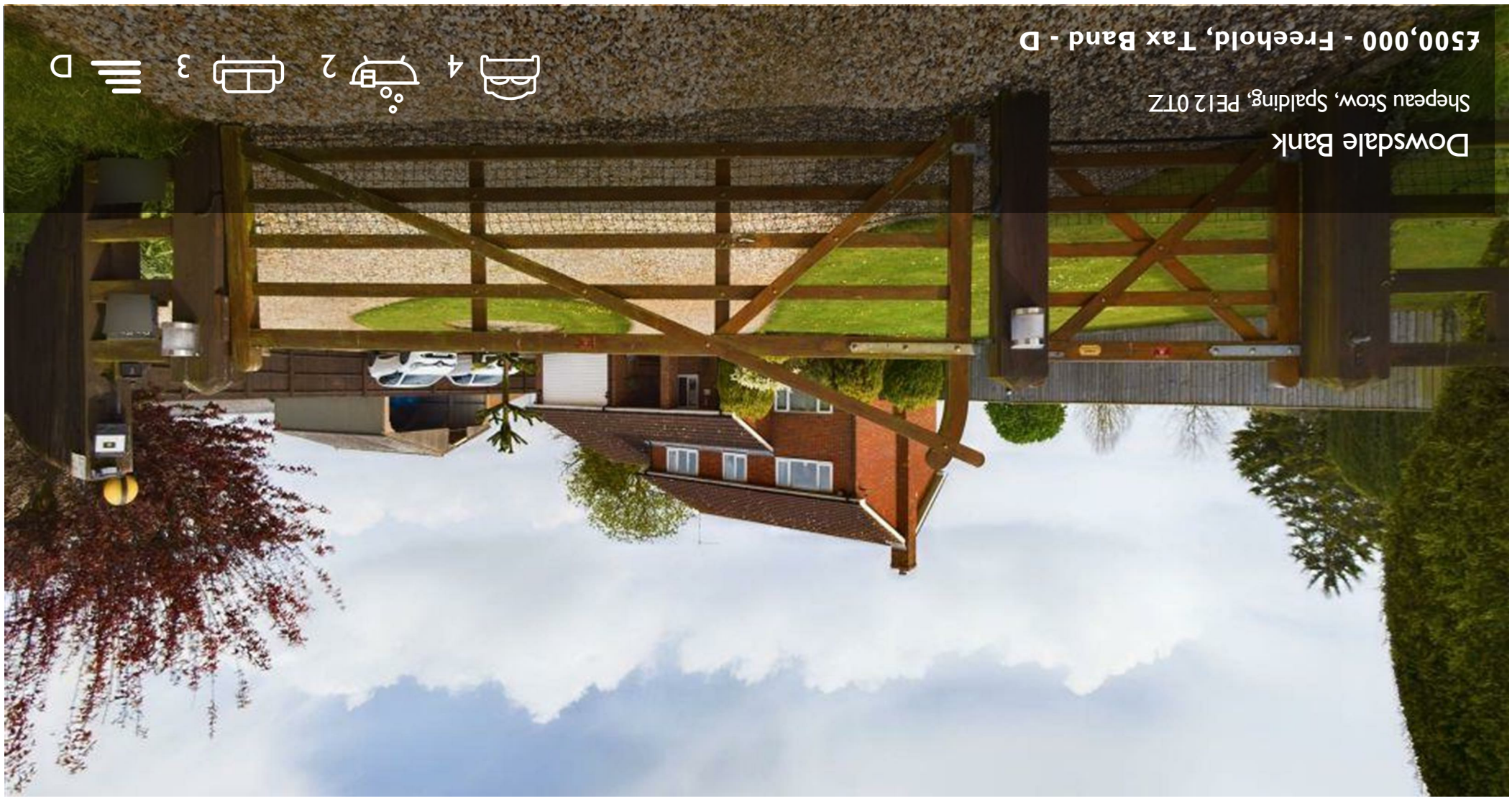


Dowsdale Bank

Shepeau Stow, Spalding, PE12 0TZ

£500,000 - Freehold, Tax Band - D

4 2 3 D

Floor Plan



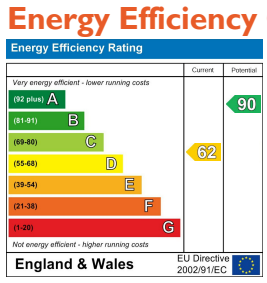
Area Map



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.

Dowsdale Bank

Shepeau Stow, Spalding, PE12 0TZ







A beautifully positioned Lincolnshire farmhouse surrounded by open countryside, offering over 2,000 sq ft of versatile family accommodation, mature gardens and uninterrupted rural views, ideal for those seeking a quieter lifestyle while remaining within reach of local amenities.

Spacious entrance hall, generous office, and a 20ft living room with French doors opening onto a patio area. The stylish kitchen features an integrated dishwasher, fridge, double oven/grill and electric hob with extractor, complemented by polished granite work surfaces and an oak breakfast bar. Open through to a stunning dining area, benefiting from fabulous dual-aspect garden views. Recently refitted utility/boot room with a matching range of wall and base units. A modern two-piece cloakroom, plus an additional air-conditioned reception room, currently used as a snug/second office. Internal door leading to the double garage with power, lighting and electric door. Galleried landing to three further double bedrooms, a generously sized four-piece family bathroom, and a master bedroom benefiting from a modern three-piece en-suite shower room.

Outside, five-bar gated access leads to a substantial gravel driveway with parking for multiple vehicles and an electric car charging point. Private, enclosed, mature gardens are mainly laid to lawn and feature a stunning log cabin/garden room, currently used as a gym and hobby room. The garden also benefits from established fruit trees. The current vendors previously kept chickens and the bespoke hen accommodation is included. To the right-hand side is a large canopy/car port/additional driveway, with gated pedestrian access to the rear. The rear garden can also be accessed via double gates to the left of the property.

Entrance Hall
2.07 x 3.19 (6'9" x 10'5")

Living Room
3.68 x 6.53 (12'0" x 21'5")

Office
3.22 x 3.20 (10'6" x 10'5")

Kitchen/Dining Room
5.55 x 3.13 (18'2" x 10'3")

Kitchen/Dining Room
3.17 x 4.45 (10'4" x 14'7")

Utility Room
4.90 x 2.01 (16'0" x 6'7")

Snug/Bedroom Four
4.47 x 4.43 (14'7" x 14'6")
Currently being used as a snug/second office and previously used as a fourth bedroom.

WC
2.08 x 1.07 (6'9" x 3'6")

Garage
4.95 x 5.14 (16'2" x 16'10")

Landing
2.05 x 4.56 (6'8" x 14'11")

Master Bedroom
3.70 x 3.88 (12'1" x 12'8")

En-Suite
2.78 x 1.78 (9'1" x 5'10")

Bedroom Two
3.24 x 3.24 (10'7" x 10'7")

Bedroom Three
3.69 x 2.39 (12'1" x 7'10")



















Bathroom
2.52 x 3.13 (8'3" x 10'3")

Outbuildings:

Log Cabin
5 x 2.5 (16'4" x 8'2")

Shed One
3.66 x 2.44 (12'0" x 8'0")

Shed Two
3.05 x 1.83 (10'0" x 6'0")

Shed Three
1.83 x 1.22 (6'0" x 4'0")

EPC: D
62/90

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: Yes - The transferee will not use or permit or suffer to be used the Property or any part thereof otherwise than as a single private dwellinghouse in the occupation of one family.
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Septic Tank
Heating: Oil
Internet connection: Fixed Wireless
Internet Speed: up to 51Mbps
Mobile Coverage: O2 - 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.