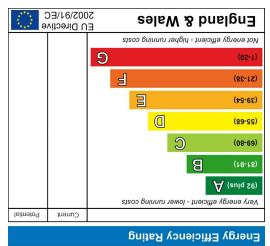


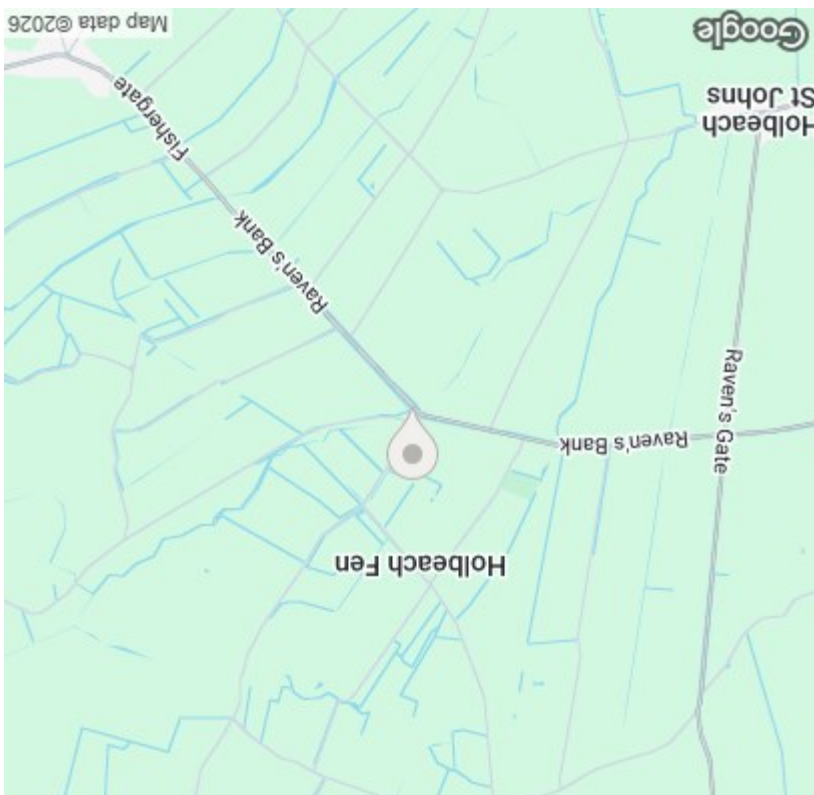
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked documentation to verify the legal status of the property or the validity of any guarantees. 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 licensing 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.

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.

Viewing



Energy Efficiency Graph



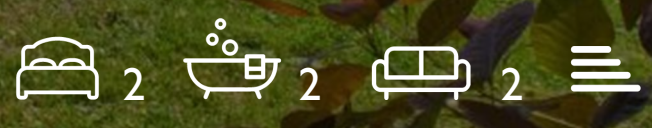
Area Map



Floor Plan



Ravens Clough
 Holbeach Fen, Holbeach, Spalding, PE12 8SL
£320,000 - Freehold , Tax Band - B



Ravens Clough

Holbeach Fen, Holbeach, Spalding, PE12 8SL

A charming former blacksmith's cottage dating back to the mid-18th century, set within approximately 0.75 acres of mature gardens in a peaceful rural location. This well-presented home offers versatile accommodation, including a ground-floor principal bedroom with en-suite, characterful reception space with exposed beams, and a spacious first-floor bedroom with garden views. Outside, the established grounds provide a delightful countryside setting, complemented by a detached double garage with renovation potential. A poly tunnel plus a vegetable garden. Previously approved planning consent for an extension offers exciting scope for future enhancement, making this a rare opportunity to acquire a character home with both charm and potential.

Occupying a tranquil rural position in the sought-after hamlet of Ravens Clough, Holbeach Fen, this enchanting former blacksmith's cottage, believed to date from the mid-18th century, offers a rare combination of period charm, versatile accommodation, and exceptional outdoor space. Set within approximately three-quarters of an acre of beautifully landscaped cottage gardens with an enclosed vegetable garden and multiple fruit trees, the property enjoys a wonderfully private setting surrounded by open countryside. Brimming with character and carefully maintained throughout, the accommodation is both welcoming and practical. A charming entrance porch opens into the reception hall, leading to a versatile study or additional bedroom with French doors overlooking and opening onto the rear gardens. A contemporary ground-floor shower room provides convenience for guests and family alike. At the heart of the home lies an attractive galley-style kitchen, thoughtfully fitted with a range of quality units and centred around a traditional range cooker. Exposed ceiling beams, ceramic tiled flooring, and subtle recessed lighting combine to create a warm and inviting atmosphere, perfectly suited to both everyday living and entertaining. The spacious principal bedroom is conveniently situated on the ground floor and benefits from a modern en-suite shower room with level-access facilities. The charming lounge and dining room provide a comfortable and characterful living space, featuring an open fire, exposed beams and period details that reflect the property's rich heritage. The first floor offers a generous double bedroom with delightful views across the mature rear gardens and surrounding countryside. A further adjoining room, currently utilised for storage, presents excellent potential as a dressing room, home office, hobby room, or additional accommodation, subject to individual requirements. Outside, the property truly comes into its own. The extensive grounds have been lovingly cultivated and provide a picturesque setting with established planting, mature trees, and areas of lawn, creating a haven for gardeners, wildlife enthusiasts, and those seeking a peaceful country lifestyle. A detached double garage, currently requiring refurbishment, offers further scope for enhancement or potential redevelopment, subject to the necessary consents. Adding further appeal, the current owner previously secured planning permission for an extension, which has since lapsed. Associated drawings remain available, offering prospective purchasers an exciting opportunity to explore future enlargement and customisation of this unique home. Rarely do properties of such character, history, and potential come to market. This delightful cottage presents an exceptional opportunity to acquire a charming country residence with generous grounds, stunning rural surroundings, and significant scope for future development.

Entrance Porch

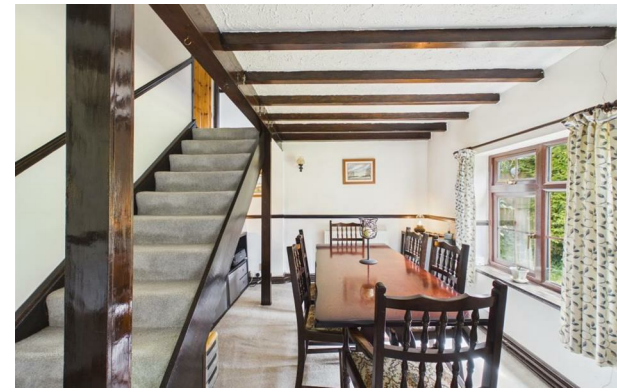
1.36 x 1.11 (4'5" x 3'7")

Entrance Hall

2.25 x 2.58 (7'4" x 8'5")

Lounge/Dining Room

6.69 x 3.07 (21'11" x 10'0")



Kitchen
6.58 x 2.27 (21'7" x 7'5")

Master Bedroom
4.03 x 3.23 (13'2" x 10'7")

En-Suite To Master Bedroom
3.98 x 1.51 (13'0" x 4'11")

Study/Bedroom Three
4.47 x 3.31 (14'7" x 10'10")

Shower Room
2.21 x 2.14 (7'3" x 7'0")

Landing
0.83 x 0.90 (2'8" x 2'11")

Bedroom Two
6.62 x 3.15 (21'8" x 10'4")

Storage Room
3.26 x 2.17 (10'8" x 7'1")

EPC - Awaiting

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

- Construction: Standard
- Accessibility / Adaptations: Level Access Shower, Wide Doorways
- 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 (answer yes if there are restrictions, eg does not allow pets): No
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: No
- Business from property NOT allowed: No
- Property subletting: No
- Tree preservation order: No
- Other: No
- Right of way public: No
- Right of way private: Yes
- Registered easements: No
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Driveway Private
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Septic Tank
- Heating: Oil
- Internet connection: Fixed Wireless
- Internet Speed: up to 1800Mbps
- Mobile Coverage: EE - Great, Three - 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.

