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Westbourne House, 3A Cowbit Road, Spalding PE11 2RD

- Grade II Listed Georgian Property
- Situated in the Town Conservation Area with River Views to the Front
- Character Features Throughout
- 3,100sqft of Accommodation
- Landscaped Gardens, Coach House Garage

£499,000 Freehold

Offered with no chain this Beautifully presented, Grade II Listed property situated in a Conservation area overlooking the River Welland has spacious accommodation comprising grand reception hall, 3 reception rooms, orangery/garden room, breakfast kitchen, utility and cloakroom to the ground floor; 4 bedrooms (2 with en-suites) and bathroom to the first floor. 2 cellar rooms. Coach house/garaging, south facing rear garden. Must view to appreciate the many period features retained.

Longstaffs are pleased to offer for sale one of Spalding's most imposing properties. Dating back to 1776, this Grade II Listed Georgian House was constructed as a single mansion house and divided into two dwellings in the 1970's.

Situated within walking distance of the town centre, in a Conservation area overlooking the River Welland. The property boasts deceptively spacious accommodation retaining various period features throughout such as high ceilings, ornate cornicing, sash windows with working shutters, period fireplaces, some of the original tiled flooring.

The accommodation comprises a grand reception hall with an impressive elegant staircase with carved balustrade and serpentine handrail, 2 reception rooms, reading room/office, kitchen, breakfast room, utility room and cloakroom, store room to the ground floor. To the first floor master bedroom with en-suite bathroom, guest bedroom with en-suite shower room, 2 further bedrooms and bathroom. There is a basement with 2 rooms each with power and lighting.

The driveway and coach house are accessed via Westbourne Gardens. The rear garden is south facing and is walled, laid to lawn with well stocked borders.

The property is beautifully presented and has been well maintained with a recently replaced gas boiler.

The property is ideally situated for walks along the River, close to Ayscoughfee Museum and Gardens, walking distance of the town centre with all shops, banking, leisure, medical facilities, good selections of restaurants and the South Holland Centre with regular shows etc. There are primary schools including Ayscoughfee Private primary school and secondary schools also in walking distance. Spalding is also home to Springfields Shopping Outlet with innovative water taxi going between the town and Springfields. The A16 is easily accessible with onwards access to Peterborough and Boston.

ACCOMMODATION
Open pillared porch and leading through a solid oak wooden door with coloured glass leading into:

GRAND RECEPTION ROOM
13' 11" x 23' 1" (4.26m x 7.05m) Skimmed ceiling, ornate cornice, central ceiling rose, centre light point, radiator, alarm sensors, wall light, original tiled flooring, original marble fireplace with wrought iron inserts and fitted electric coal effect fire, sweeping staircase rising to first floor, door into:

DRAWING ROOM
21' 0" x 19' 1" (6.41m x 5.82m) 3 sash bay windows to the front elevation with working shutters, wooden sash window to the side elevation, skimmed ceiling, decorative cornice, central ceiling rose, 3 wall lights, 3 radiators, feature fireplace with marble insert and hearth with fitted gas log effect fire, double doors into:

READING ROOM/OFFICE
9' 5" x 18' 4" (2.88m x 5.59m) Wooden sash window to the side elevation, skimmed ceiling, decorative ceiling rose, 2 centre light points, decorative cornice, TV point, radiator, understairs storage area, small staircase rising to door into:

STORE ROOM
11' 9" x 11' 1" (3.6m x 3.4m) Textured ceiling, centre light point, radiator.

From the Reading Room steps down into:

INNER HALLWAY
Skimmed and coved ceiling, 2 centre light points, alarm controls, doors arranged off to:

KITCHEN
13' 0" x 12' 0" (3.97m x 3.67m) Wooden double glazed sash window to the rear elevation, skimmed and coved ceiling, inset downlighters, fitted with a wide range of base and eye level units, work surfaces over, granite worktops, granite splashbacks, integrated larder fridge and freezer, integrated Neff stainless steel fan assisted oven, integrated Neff combination oven, integrated Neff stainless 5 ring gas hob, extractor hood over, inset one and a quarter bowl sink with mixer tap, water purifier, pull out larder units with sliding shelving, tiled flooring, underfloor heating.

From the Inner Hallway a door leads into:

CLOAKROOM
Skimmed ceiling, centre light point, part tiled walls, tiled flooring, extractor fan, radiator, fitted with a two piece suite comprising low level WC and wash hand basin with taps and mirror over.

UTILITY ROOM
11' 10" x 6' 4" (3.62m x 1.95m) Wooden double glazed sash window to the rear elevation, wooden glazed door to the side elevation, skimmed ceiling, centre light point, access to loft space, coved ceiling, tiled flooring, radiator, fitted with a range of base and eye level units, work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, recently fitted Worchester gas boiler, plumbing and space for washing machine, space for tumble dryer.

From the Kitchen glazed double doors open into:

BREAKFAST ROOM
8' 10" x 9' 7" (2.70m x 2.94m) Dwarf brick and wooden double glazed construction with windows to the front, side and rear elevations, pitched polycarbonate roof with pendant light fitment, radiator, ceramic floor tiles, direct access into:

SIDE ENTRANCE LOBBY
8' 6" x 6' 9" (2.60m x 2.07m) maximum Ceiling light, front and side windows, part glazed external entrance door.

DINING ROOM
13' 11" x 13' 6" (4.26m x 4.12m) Wooden glazed French doors to the rear elevation, 2 wooden double glazed sash windows to the rear elevation, skimmed ceiling, decorative cornice, decorative ceiling rose, centre light point, radiator, original arch leading into recess area which has steps up to Grand Reception Hall.

Between the Dining Room and the steps up to the doorway leading back into the Grand Reception Hall there is a Lobby with a door leading to a further Lobby Area with consumer unit and steps down into:

BASEMENT

ROOM 1
14' 0" x 6' 7" (4.28m x 2.02m) Lighting and power.

ROOM 2
13' 3" x 9' 6" (4.04m x 2.9m) Lighting and power.

From the Grand Reception Hall the sweeping staircase rises via a Half Landing to:

GALLERIED FIRST FLOOR LANDING
13' 11" x 6' 9" (4.25m x 2.06m) minimum 3 glazed windows to the rear elevation, Hive heating controls, storage cupboard off housing hot water cylinder with slatted shelving, alarm controls, original corniced ceiling, 2 centre light points, wrought iron radiator, door into:

MASTER BEDROOM
18' 11" x 14' 11" (5.78m x 4.56m) 3 wooden sash windows to the front elevation with panoramic views over the River, coved ceiling with decorative cornice, central ceiling rose, centre light point, 2 radiators, bespoke 3 fitted double wardrobes, alarm controls.

EN-SUITE BATHROOM
13' 11" x 8' 2" (4.26m x 2.49m) maximum Wooden double glazed sash window to the front elevation, skimmed and coved ceiling, 3 centre light points, part tiled walls, double radiator, fitted with a four piece suite comprising low level WC, pedestal wash hand basin fitted into vanity unit with drawer units below and lighting over, fully tiled shower cubicle with fitted thermostatic shower over, bath with telephone shower mixer tap.

BEDROOM 2
11' 8" x 17' 9" (3.56m x 5.42m) maximum Wooden sash windows to the rear elevation, skimmed and coved ceiling, decorative

ceiling rose, radiator, alcove ideal for Study area.

The measurement includes the En-Suite.

EN-SUITE SHOWER ROOM
Wooden double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, fully tiled shower cubide with fitted thermostatic shower over.

From the Half Landing doors are arranged off to:

BEDROOM 3
10' 9" x 9' 4" (3.29m x 2.85m) Wooden sash window to the rear elevation, skimmed ceiling, centre light point, radiator.

BEDROOM 4
8' 9" x 11' 10" (2.68m x 3.62m) maximum Wooden sash window to the rear elevation, skimmed and coved ceiling, centre light point, radiator.

FAMILY BATHROOM
5' 6" x 8' 7" (1.69m x 2.62m) Wooden glazed window to the side elevation, skimmed and coved ceiling, centre light point, part tiled walls, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and glass mirror, bath with telephone shower mixer tap.

EXTERIOR
The driveway and coach house are accessed off Westbourne Gardens. The garden is mainly laid to lawn with paved terraces, lawn, pond and well stocked garden, feature marble fountain. The garden is south facing and walled, paved terraces.

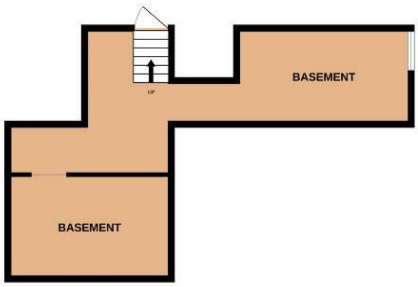
Access from the garden into:

COACH HOUSE
15' 2" x 28' 1" (4.64m x 8.56m) Now converted into a Garage with power and lighting.

DIRECTIONS
From Spalding at the High Bridge proceed in a southerly direction along the banks of the River Welland into Cowbit Road and the property is situated on the left hand side on the corner of Westbourne Gardens.

AMENITIES
The well served town centre is within easy walking distance and offers a range of shopping, banking, leisure, commercial, educational and medical facilities along with the Johnson Community Hospital, bus and railway stations, the Springfields Retail Outlet and the innovative water taxi. Spalding has a rail connection with Peterborough and Peterborough is on the East Coast main line with a minimum journey time to London's Kings Cross of 46 minutes.

BASEMENT



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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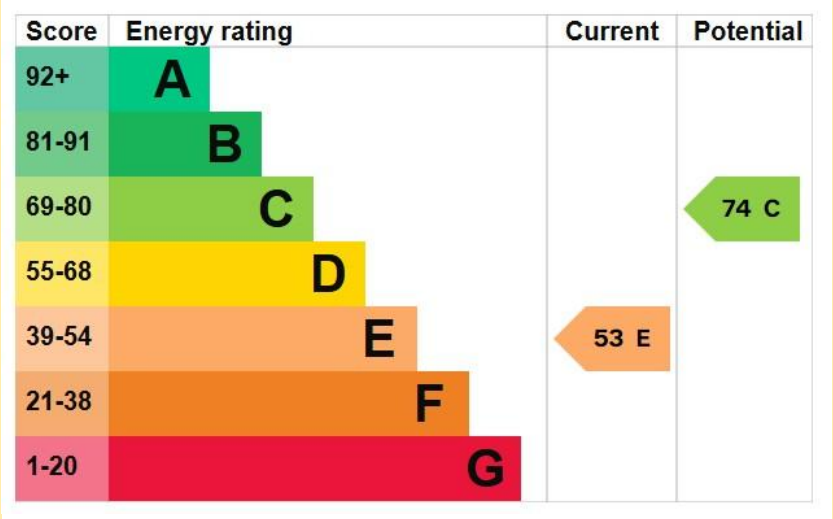

TENURE Freehold

SERVICES Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX BAND F

LOCAL AUTHORITIES
South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT
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Ref: S11995
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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