



69 Moulton Chapel Road
Moulton Chapel | Spalding | Lincolnshire | PE12 0XD

FINE & COUNTRY

KEY FEATURES

- An Art Deco Influenced, 1950s Detached Family Home
- Benefiting from Circa 10.5 Acres, Subject To Measured Survey
- The Property Requires Modernisation Throughout
- Four Reception Rooms, Four Bedrooms and a Family Bathroom
- Majority of Land is Agricultural, Potentially Ideal For an Equestrian Use
- Ample Off-Road Parking and an Array of Integrated Outbuildings
- Attached Double Garage, Mature Side and Rear Gardens with Field Views
- Total Accommodation Excluding Garage Extends to 2271 Sq.Ft.





This light and spacious house, designed in the Art Moderne style reminiscent of the 1930s, was actually constructed in the 1950s with meticulous attention to detail and the use of high-quality materials. With two very generous reception rooms, two garden rooms, four double bedrooms, a games room with a sizeable first floor balcony and an integral double garage, there is plenty of space for a big family or indeed scope to create an annex (subject to planning). As well as a mature, south facing garden, over 10 acres of land adjoins the back suggesting this could make the perfect equestrian property.

The location is exceptional, offering a tranquil rural setting that could even be ideal for a London commuter. Its proximity to the A16 provides easy access to Peterborough, where fast train services to London take approximately 45 minutes. On the other hand, the charming market town of Spalding is just a 5-minute drive away, offering excellent schools, shopping opportunities, and sports facilities.

Although the property was built in the 1950s, it has stood the test of time thanks to its top-quality construction and attention to detail. While the interior decor may require updating, all of the original features have been well-preserved.

The house still showcases its original metal-framed windows and glazed front door, as well as its original roof with authentic tiles and robustly constructed oak roof trusses.

In recent years, additional features have been added to the property. The original timber conservatory, which faced south has been replaced with a modern one. A second, slightly smaller conservatory has also been installed on the western side of the house. Internal double doors connect the main reception room to both garden rooms, creating a seamless flow of natural light throughout the home. The kitchen, overlooking the back garden and equipped with a walk-in pantry, still features the original fitted 1950s design and an oil-fired Aga.

Storage is not an issue in this house, as each bedroom comes with a built-in wardrobe, and there is a spacious cupboard under the stairs. Additional storage space is available in the form of a sizable utility room, storerooms, and a ground floor WC, all accessible through a hallway at the back of the garage. This area could potentially be converted into a granny annex or used as a gym. Outside, there is also a small storage shed.





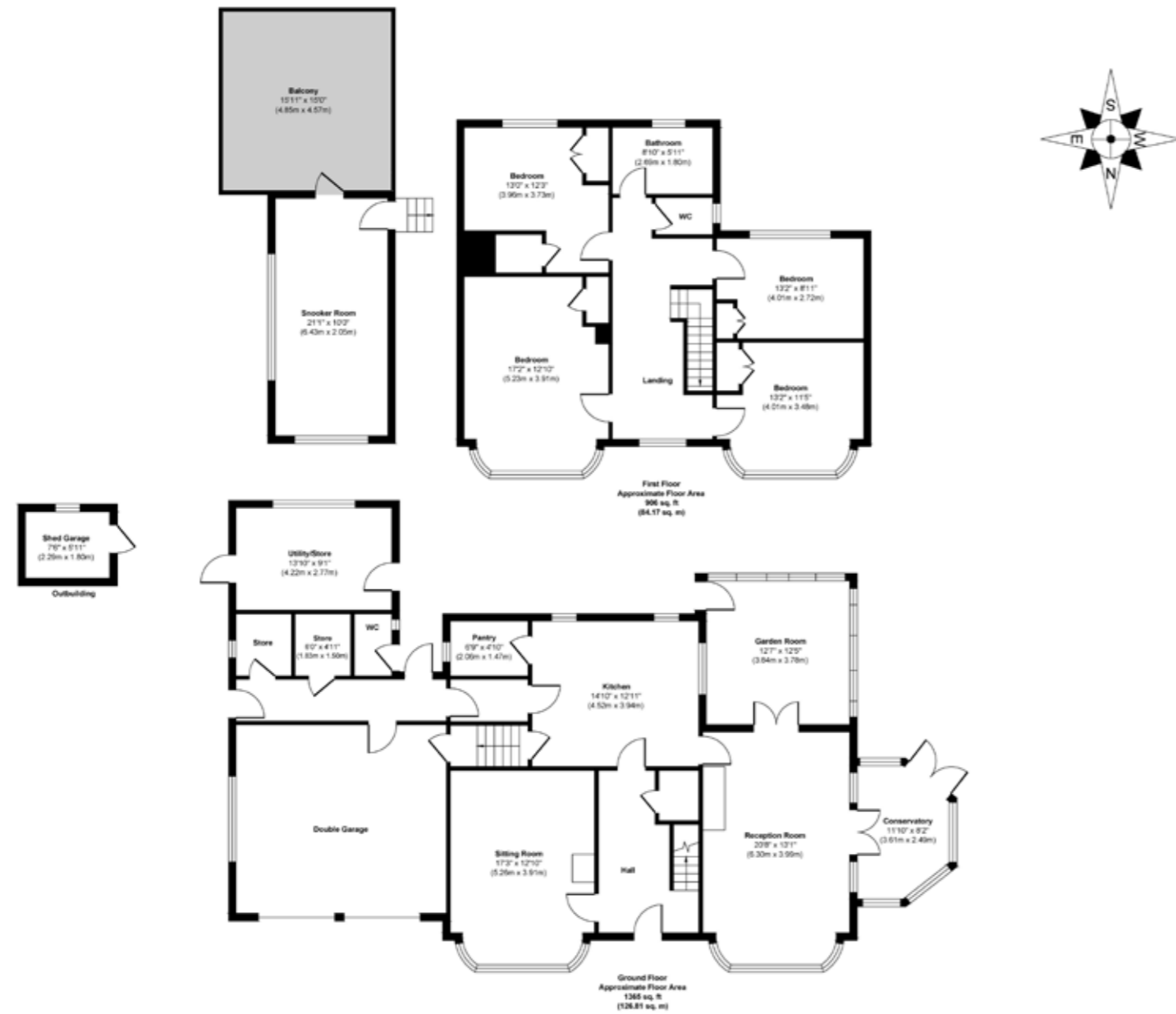




Situated in a peaceful and private location, the house offers panoramic views of the surrounding land from the back. The property includes a tarmac driveway at the front, as well as lawns, a lily pond, and a variety of mature shrubs, trees, and hedges that wrap around the side and rear. The 10-acre of land has permanent vehicle access via a drive to the left of the property, and there is potential to create another access point from the garden on the right side. A water course known as The Wheat Mere runs along the length of the fields, attracting a diverse range of bird and wildlife and providing a charming setting for leisurely walks.

Some superb state grammar schools are in the area, such as in Spalding about 5 minutes' drive, the High School (for girls) is rated Outstanding by Ofsted and the Grammar School (for boys) is rated Good. Co-ed Bourne Grammar School is about 15 minutes' drive and is rated Outstanding, with even more choices in Peterborough, Holbeach and Wisbech where there is a much sought after independent Grammar School.





Approx. Gross Internal Floor Area 2597 sq. ft / 241.26 sq. m (Including Garage)
Approx. Gross Internal Floor Area 2271 sq. ft / 210.98 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Local Authority: South Holland District Council

Council Tax Band: D

Services: Mains Electricity, and Water, Septic Tank and Oil Fired Central Heating

Tenure: Freehold

Disclaimer:

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Agents notes:

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