



Riverdale

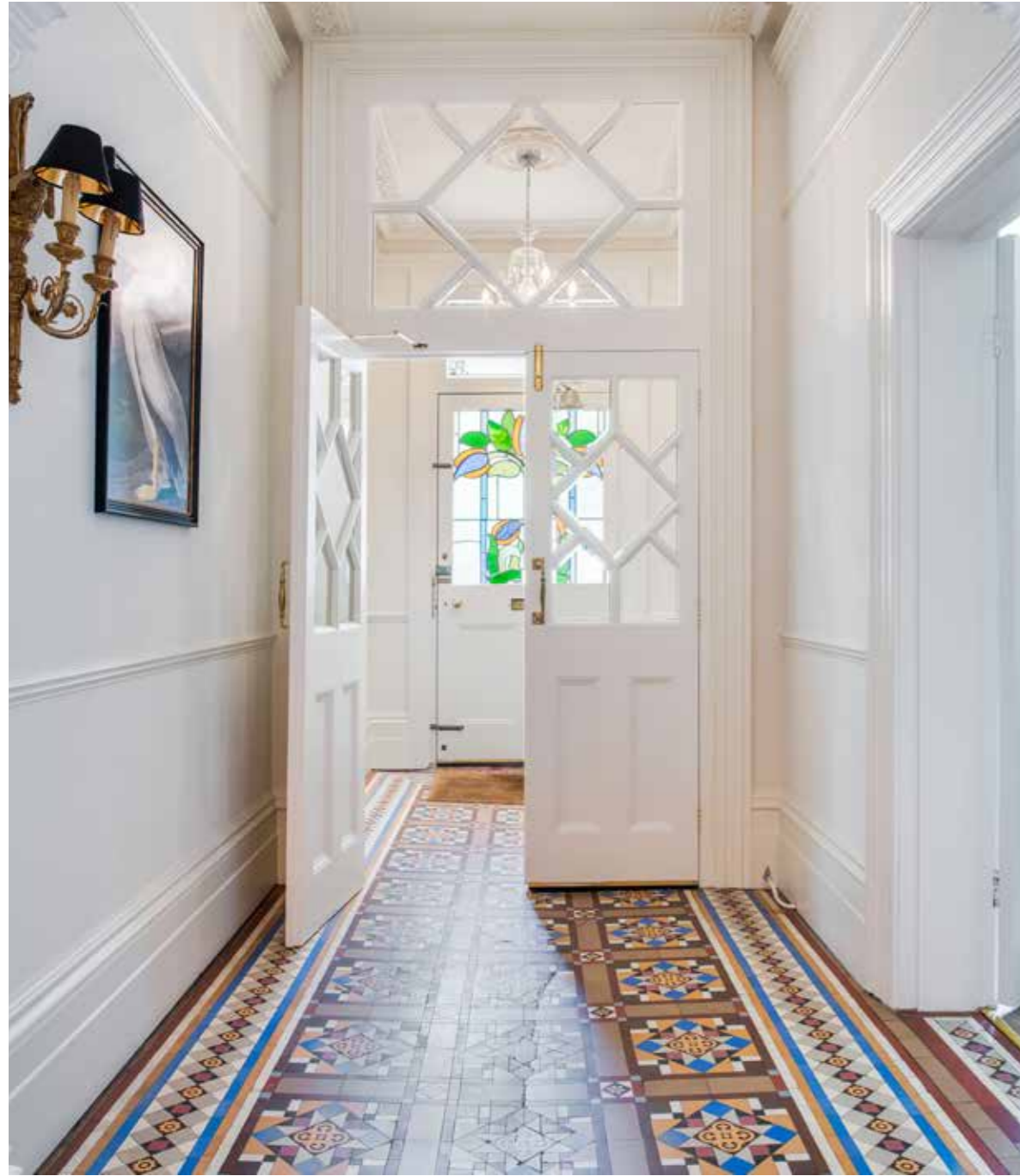
Cowbit Road | Spalding | Lincolnshire | PE11

FINE & COUNTRY

KEY FEATURES

- An Immaculately Presented Victorian Town Villa Overlooking The River Welland
 - Drawing Room, Dining Room, Sitting Room and Spacious Garden Room
 - Sizeable Kitchen, Pantry, Utility Room, Cloakroom Plus a Large Cellar
 - Six First Floor Bedrooms with Four En Suites and a Family Bathroom
 - Double Garage with Recently Refurbished Guest Accommodation Above
 - An In-and-Out Carriage Driveway with Ample Off-Road Parking For Several Cars
 - Established Partially Walled Garden, Predominantly Lawn Bordered with Mature Trees
 - Stunning Covered Veranda and Terrace Overlooking the Garden and Pond
 - Total Accommodation (Excluding Cellar and Garage) Extends to Circa 5315 Sq. Ft.
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The most magnificent Victorian property built in 1900 stands in a glorious setting overlooking the River Welland in the pretty market town of Spalding. With a recent extension designed to mirror the existing architecture, the house is in an elevated position. The land drops away significantly at the back, where there is a wonderful connection to the heavenly, southwest facing garden.

There are six very generous double bedrooms upstairs, all en-suite, the principal bedroom also with a large, walk-in dressing room. On the ground floor are four expansive reception rooms plus the spacious kitchen. The lower ground floor provides a 23-foot-long space with a window, housing a billiard table.

Further accommodation is found via a second staircase which leads to more than 700 square-feet of comfortable living space illuminated by Velux windows, over an integral double garage, with further stairs giving access to loft storage above. The spacious double garage has two additional vehicle doors at the back providing further parking on a block-paved area behind.





Riverdale is approached through gateways from the riverside road to the front onto a gravelled carriage driveway, the façade of the red brick house with stone features commanding an eye-catching presence with a matching pair of tall, Dutch gables above a splendid portico around the front door. Large bays project forward on the left, with decorative ironwork details above, the beautifully shaped gables topped with individual stone finials.

Stepping inside, the striking, original, tessellated floor tiles stretch across the expansive T-shaped hallway that also leads to a door onto the veranda; both external doors retain the original stained glass, both entrances with inner lobbies with glazed doors. Ceilings are extraordinarily high, immediately giving a sense of grandeur. The commodious rooms are elegant in style and proportion and have been exquisitely decorated with a very discerning eye, the subtle hues imbuing a sense of calm. “We chose paints from Farrow & Ball; for instance, Dropcloth and Mouse’s Back downstairs and Slipper Satin, Purbeck Stone and Sulking Room Pink upstairs,” divulges the owner. “In the large downstairs cloakroom and the separate downstairs WC, we went for a moodier scheme using black paint. The cloakroom has a beautiful Victorian mosaic floor and the WC with its original tiled floor features a wall of fitted display cupboards – it was originally the butler’s pantry.”

Windows are vast throughout this sublime home, allowing an enormous amount of natural light to flood in. At the front, a drawing room almost 20-foot-long extends into the big bay. On the other side of the hall, a dual aspect dining room benefits from French doors onto the veranda – a stunning feature with an ornate wrought iron structure supporting a slate roof which hosts a mauve wisteria, its abundant pendulous blooms hanging prettily like a fringe around the eaves, and provides a lovely spot for sitting outside overlooking the garden below. Both the reception rooms at the front of the house have fireplaces: the stone one in the drawing room accommodates a log-burner; in the dining room there is an original, decorative cast iron fireplace.







Moving on through, a sitting room, also with a big bay, this time over the garden, has a similar stone fireplace and log-burner to the drawing room's, and links through glazed double doors into the new extension, the garden room. This was sympathetically designed to blend perfectly with the original house and flows seamlessly into the kitchen. "As there are just the two of us living here," says the owner, "we have spent most of our time in the three rooms at the back: the kitchen, the garden room and the TV room, as we call it."

Flooring in the three reception rooms is hard-wearing parquet made from recycled materials, with tiles elsewhere downstairs and the original, renovated floorboards upstairs. "Some of the downstairs rooms have underfloor

heating but we have barely used it as the wood-burner and the large Aga, combined with the sun on those three back rooms, has been perfectly adequate. It is a surprisingly economic house to run, especially since the hot water is heated by solar tubing on the roof."

Although the property is so beautifully formed and presented, with a well-considered layout, there is still a little more that might be done. "The area above the garage is great for guests but could make a self-contained annex if you were to change the utility room into a kitchen. The utility room is next to a shower room with WC, accessed at the bottom of the back stairs," explains the owner.

If the house is spectacular, the garden is equally so. With

a southwest aspect and tiled terracing along the back of the house, views across the finely manicured garden below are tremendous. Views of the house from the garden are also impressive, with two generous flights of stone steps rising up to the terracing, a plethora of evergreen shrubs assuring year-round structure and interest. The predominantly walled garden features a backdrop of trees, with an expansive lawn sweeping around two sides of the house, punctuated at the far end by a decorative ironwork gazebo. Towards the front, a formal pond with fountain is surrounded by stone paving and thick, high, evergreen hedging; here, another gazebo is a pretty feature. "We have introduced a lot of new plants, many Mediterranean, and several young trees.

















“The location is fantastic. It’s only a ten-minute walk to the centre of town, the schools, and the railway station, and just a few minutes to Ayscoughfee Hall and gardens, where there is a pleasant indoor/outdoor café. And the views over the river to the front of the house are idyllic. Not only do you see boats passing by, but at the moment there is a family of swans with eight cygnets swimming up and down.”

Spalding is served by superb state schools with the Grammar (for boys) rated Good by Ofsted and the High (for girls) rated Outstanding, and the highly regarded prep school, Ayscoughfee Hall School, is just on the other side of the river. It is a thriving market town filled with handsome Georgian properties, independent and high street shops, Springfields retail outlet on the outskirts, as well as Johnson’s Hospital, and a wealth of sports clubs and facilities. Trains from Spalding station take around 20 minutes to Peterborough where fast trains to central London take around 45 minutes, making this an attractive place from which to commute.





Approx. Gross Internal Floor Area 5315 sq. ft / 493.77 sq. m (Excluding Cellar & Garage)

Approx. Gross Internal Floor Area 6842 sq. ft / 635.61 sq. m (Including Cellar & Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



LOCAL AUTHORITY: South Holland District Council

SERVICES: Mains Electricity, Water and Drainage and Gas Central Heating

Council Tax Band: G

TENURE: Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Agents notes:
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LOCATION



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