



Beeson House

Bell Lane | Moulton | Lincolnshire | PE12

FINE & COUNTRY



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## KEY FEATURES

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- An Attractive, Grade II Listed, Georgian Family Home
- Situated in the Heart of the Desirable Village of Moulton
- Entrance Hall, Two Reception Rooms, Kitchen, Study/Gym
- Four Double Bedrooms, an En Suite and a Family Bathroom
- Enclosed Lawn Rear Garden and Outside Seating Areas
- Detached Double Garage Plus Off-Road Parking Area
- Total Accommodation Extends to Circa 1956 Sq.Ft.







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In the heart of the very attractive and much sought after village of Moulton, near Spalding in Southeast Lincolnshire, a stone's throw from the magnificent church of All Saints, known as Queen of the Fens, stands a handsome, Grade II listed, early 18th century house. This 4 bedroom, 3 reception room, family home is one of many period properties, along with a wonderful working windmill - the tallest in the country - that make up the centre of this pretty little village.

The rendered brick property with stone quoins and sash windows with stone, curved-topped surrounds displays a plaque over the old plank, front door saying "JB 1702" indicating the year of build and likely, the builder's initials.

Inside, hefty original beams add character and although the property is fully modernised, a rustic feel is retained through much of the house.

Presented in good order, there are 3 large reception rooms downstairs: a large, dual aspect sitting room with a log-burner in the brick fireplace, a second sitting room or formal dining room, or indeed, a playroom (its current use) which leads off the kitchen, and a timber-floored study, gym or games room in the single-storey extension added by the previous owners.

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The farmhouse style kitchen is fitted with a wealth of bespoke oak units topped with granite featuring a traditional 2-oven Aga on one side and an Aga electric cooker with gas hob on the other - "for use when we turn off the main Aga in the summer," remarks the owner. Concealed within the units are a dishwasher and a tall fridge whilst there is plenty of space for a freezer and further appliances in the utility room. The kitchen has half-glazed French doors opening out onto the rear terrace, perfectly orientated to capture not only afternoon sun but the evening rays so an ideal spot for summer entertaining.

Upstairs, there are 4 generous double bedrooms, the principal one with a row of built-in wardrobes and an en suite shower, another is dual aspect and contains a lovely old fireplace. The family bathroom has a fitted bath and separate built-in shower, and downstairs, a wet room with washbasin and WC is off the rear hallway.

















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Outside, an evergreen hedge marks the boundary along the front behind which is lawn and some lavender and other perennials in beds. A gravelled drive to one side provides space for parking 4 cars with ease and leads to a separate double garage. The sunny, west facing rear garden is mainly laid to lawn and is very private and completely enclosed by evergreen hedging and fencing. A timber summerhouse in one corner is beside a circular patio, currently home to the owners' hot tub.

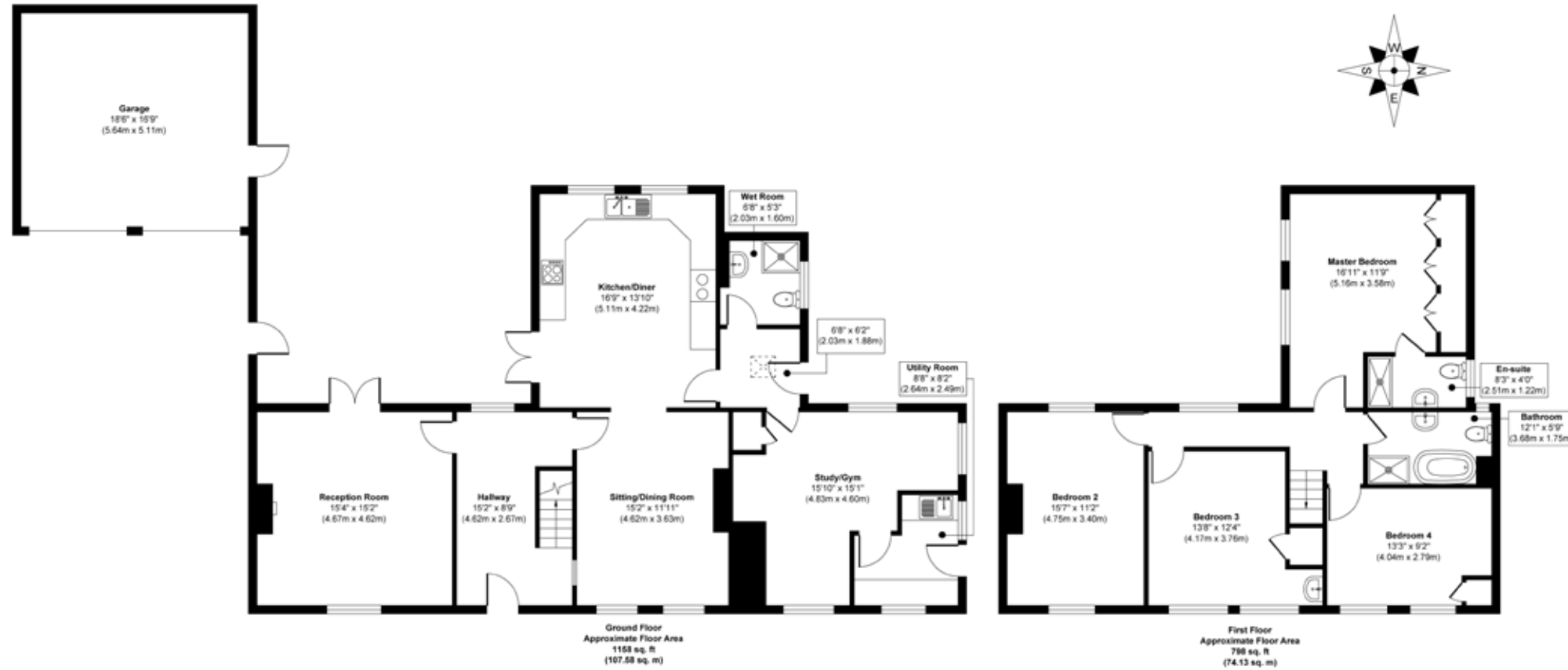
Moulton is not only a very pretty village, but also an extremely desirable one for a family as it has its the excellent John Harrox Primary School within walking distance and is in catchment for the state grammar schools in nearby Spalding – The High School (for girls) rated Outstanding by Ofsted and The Grammar (for boys) rated Good – with free school buses passing through. The village also has a convenience store with a post office, a tradition-

al butcher, a medical centre, a community centre, a cricket pitch with a social club, a fish and chip shop, a pub serving food and the tallest windmill in the country, all beautifully restored with a tea room. The owner of the property says, "We have loved living in the village which has so much going for it; our two boys attend the local school, and Moulton Cricket Club has been great for them with an academy in summer and, for all the family, a social club with a bar and events happening on a Friday evening."

The location is ideal for travelling further afield being about a 5 minute drive to major trunk roads. The A17 runs eastwards into Norfolk and northwestwards to Newark and the A1 for Northbound whilst the A16 is to the west at Spalding, taking you to Peterborough and the A1 South. Spalding trains connect with Peterborough where fast direct trains to King's Cross take around 45 minutes.







**Approx. Gross Internal Floor Area**  
**Main House = 1956 sq. ft / 181.71 sq. m**  
**Garage = 298 sq. ft / 27.68 sq. m**  
**Total = 2254 sq. ft / 209.39 sq. m**

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, Drainage and Gas Central Heating

**Council Tax Band:** C

**TENURE:** Freehold

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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.

The property is a Listed Building and therefore does not require an Energy Performance Certificate

**Agents notes:**  
 The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.

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THE FINE & COUNTRY  
FOUNDATION

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