



Osborne House

Pennyhill | Holbeach | Spalding | Lincolnshire | PE12

FINE & COUNTRY

KEY FEATURES

- A Period South Lincolnshire Former Farmhouse
 - Refurbished and Maintained By Current Owners
 - Entrance Hallway, Kitchen Breakfast Room, Dining Room
 - Reception Room, Conservatory and Games Room
 - Side Hallway, Utility Room, Store Room and Downstairs WC
 - Four Double Bedrooms, an En Suite and a Family Bathroom
 - Detached Brick Double Garage with Workshop
 - Semi-Detached Brick Garden Storage Building
 - Mature Wrap-Around Garden with Lawns, Borders and Wooded Area
 - Overall Plot Size Approximately 2/3 of an Acre
 - Total Accommodation Extends to Approximately 2518 Sq.ft.
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A charming, Victorian, former farmhouse with an enormous amount of space both inside and out, sits in a rural position about a mile north of the A17 and a minute or so further to the market town of Holbeach. Spalding, a very pretty market town with excellent facilities and shopping opportunities is also nearby, there are superb state schools in catchment, and Peterborough is around 40 minutes where there are fast direct trains services to London and to cities in the North.

The property provides 4 generous bedrooms upstairs, one en suite, and a family bathroom whilst downstairs there are 4 reception rooms, the dining room linked to the well-appointed kitchen. The surrounding, over half and acre garden is a wonderful asset being mature, private and sunny. Several outbuildings as storerooms and workshops complete this beautiful home.





“It is the house of our dreams,” say the owners who have lived here for over 10 years. “It has a lovely ambience; it was built in 1850 and retains some lovely period features and the garden is really beautiful. We have carried out extensive work on the property including fitting a new kitchen with granite worktops and all Neff integrated appliances – two eye-level ovens with slide and hide doors, a combi microwave, a hob fuelled by propane gas, a slimline wine cooler in the island, a dishwasher and a full length fridge. The layout works perfectly and is so practical. We also opened up the room with the adjoining dining room and installed a double-sided log-burner in the central fireplace. The tiled flooring stretches right through so it feels like one large room. The kitchen leads into the conservatory which was added in 2005 by the previous owners – it’s a top quality one with a hardwood timber frame that’s double-glazed throughout. At the same time as fitting the new kitchen, the property was re-wired and re-plumbed, with the most recent project a full renovation of the family bathroom.”



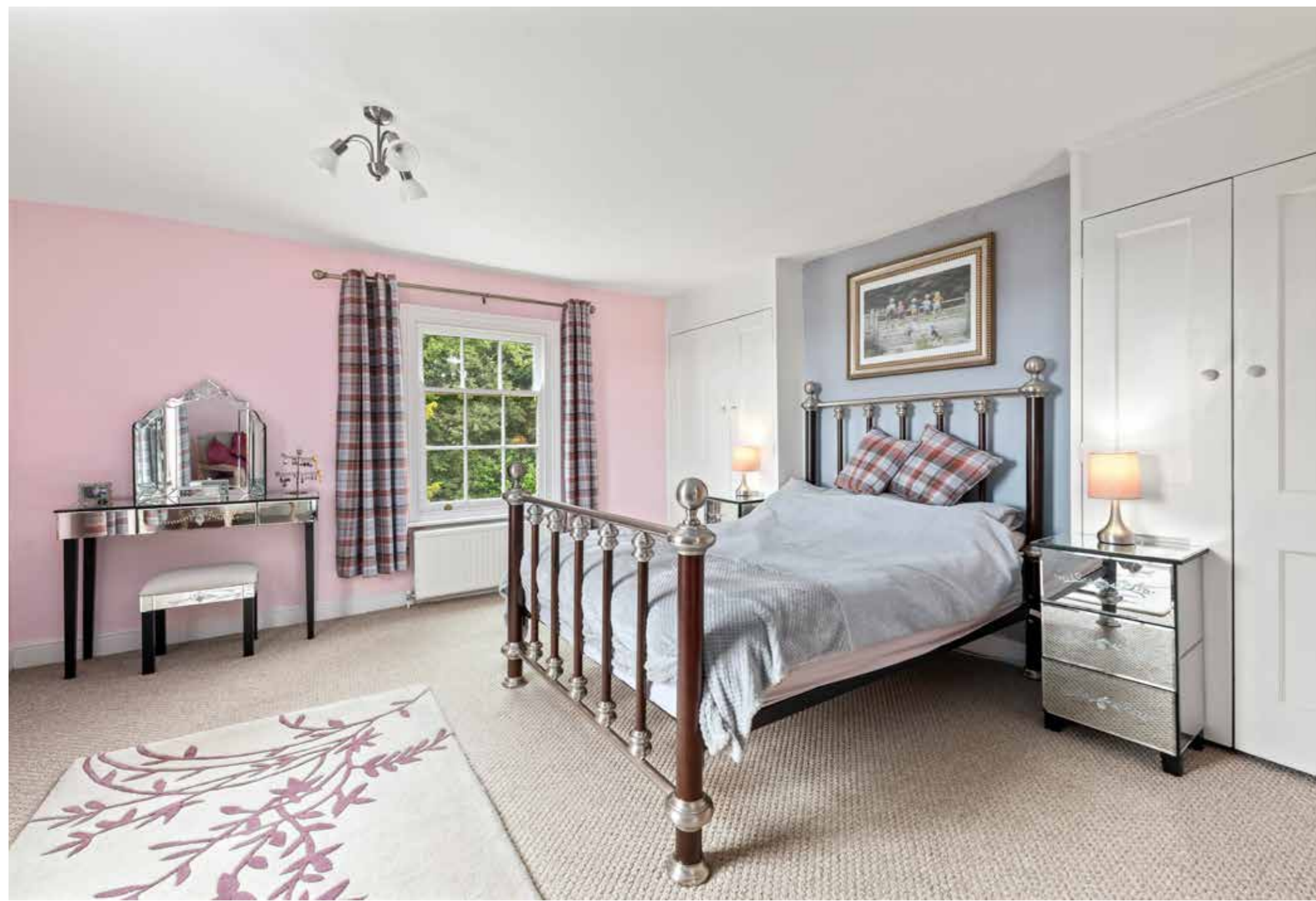


A delightful feature is the original herringbone brick floor that runs through the front entrance hall and continues into the everyday entrance at the back and beyond into the utility room, whilst some exposed brick above a dado rail adds to the character. Windows are virtually all double-glazed and mostly timber-framed sashes. Rooms are generous, in particular the main reception room at the front benefitting windows over two aspects, including a large bay window. The elegant room has been professionally designed and decorated with the recesses either side of a handsome period-style fireplace containing an open fire, now fitted with shelving and cupboards. Another reception room with a terracotta tiled floor has a cosy English pub vibe: a bar with a beer pull stands in one corner and a log-burner sits in the

inglenook fireplace backed with Delft tiles.

All the property windows have lovely views over the garden, and upstairs, the landing window has a fabulous far reaching outlook over distant fields. "Taylor's Bulbs are our neighbours so in spring we are frequently surrounded by a landscape of different varieties of daffodils." All the bedrooms are doubles, the smallest one benefitting an en suite which has made an excellent guest room. Another bedroom is currently used as a study or office, although spaces are versatile and one of the downstairs rooms would make an office if all four bedrooms are required.





Outside, some old brick buildings at the side of the house, once part of the farm, are very useful for both storage and all manner of things. With up-and-over doors, one is at present used as a gym and the other as a workshop. A further separate building is an excellent storeroom, so too a smaller one adjoining the house which contains the boiler – perfect for housing all the garden tools.

The garden is charming with large sweeping lawns that wrap round the entire house. A low brick wall borders the front where a curving gateway opens onto a spacious gravel drive with lots of room for parking. A magnificent copper beech greets you as you enter and further mature trees feature throughout the garden such as limes fronting the road and a walnut at the back, currently with a heavy crop. The house façade is clad in a mauve wisteria which is thriving on the southern aspect and produced its first blooms this year having been planted 7 years ago. An old west facing wall runs along the rear boundary where some espaliered apple and plum trees take advantage of the warmth, so too a border filled with perennials all creating a delightful view from the house where a sizeable terrace leads off the conservatory. “It is a great place for entertaining with so much space inside and out,” attest the owners. “The area outside the kitchen window is very pleasant and ideal for barbecues, and a circular patio in the wooded area perfectly captures the sun as it sets.”

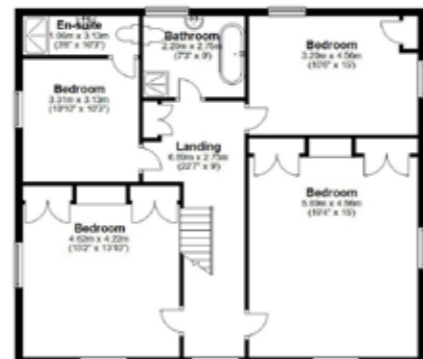
The little town of Holbeach is conveniently close especially with a large Tesco and the Holbeach University Academy (rated Good by Ofsted) on this side of the town. It has a wide range of shops and a very good primary school too. A 20-to-25-minute drive from the property takes you to the very pretty market town of Spalding straddling the River Welland, for much sought-after grammar schools – the High (for girls) rated Outstanding by Ofsted and the Grammar (for boys) rated Good. Peterborough, with its fast trains to London King’s Cross (around 45 minutes), is a 40 minute drive to the southwest as well as the A1 South, whilst the A17 provides good road links to the A1 North and into Norfolk with its beautiful sandy beaches, to the east.



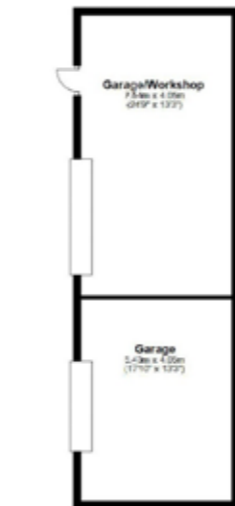




Ground Floor Approx. Floor Area
1466 Sq.Ft / 136.2 Sq.m.



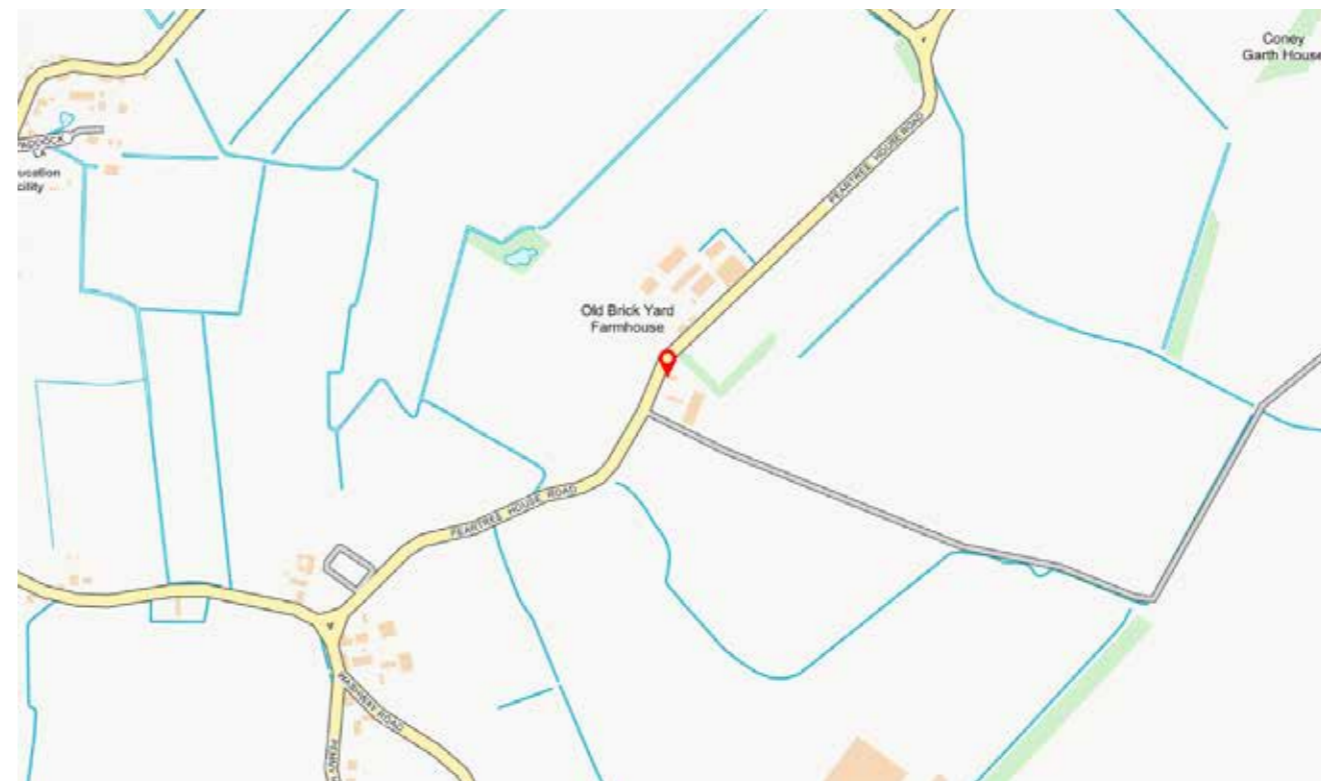
First Floor Approx. Floor Area
1052 Sq.Ft / 97.8 Sq.m.



Approximate Gross Internal Floor Area:
Main House = 2518 Sq.Ft. / 234 Sq.m.
Outbuildings = 857.88 Sq.Ft / 79.7 Sq.m
Total = 3376.63 Sq.Ft / 313.7 Sq.m.



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LOCAL AUTHORITY: South Holland District Council

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

Council Tax Band: E

TENURE: Freehold

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