



Church Street
Spalding | Lincolnshire | PE11

FINE & COUNTRY

KEY FEATURES

- A Picture Postcard, Double Fronted, Georgian Townhouse
 - Overlooking The Parish Church of Saint Mary & Saint Nicolas
 - Located Along Spalding's Desirable Historic Residential Quarter
 - Fine, Original, Period Architectural Details and Reclaimed Features
 - Reception Room, Kitchen / Dining Room and a Downstairs WC
 - Two Bedrooms, Dressing Room / Study, an En Suite and a Family Bathroom
 - Detached Garden Room / Hobby Room and Courtyard Garden
 - Total Accommodation Excluding Garden Room Extends to 1492 Sq.Ft.
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A delightful, Grade II listed cottage overlooking the church in the centre of the pretty, Georgian market town of Spalding provides two generous bedrooms, one en suite, a bathroom and a study or dressing room upstairs, and two large, light and airy reception rooms and a cloakroom downstairs. Behind the courtyard garden at the back, a recently converted outbuilding provides a sunny garden room that makes an ideal office, studio or hobby room. A superb location, it is within easy walking distance of excellent schools, its train and bus stations and all the town has to offer.

Built around 1730 opposite the 13th parish church of St. Mary and St. Nicolas, the cottage was originally backed by orchards and sits amongst equally charming Georgian houses. Number 6, adjoining the property, was added in the late 18th and, with a surge in education around this time, number 5 was acquired by The Grammar School, and may have been used as a schoolmaster's house. The 1901 Census

states that Elizabeth J. Feesdale, who was associated with a society promoting education for poor children, National Schools, lived there with her two sons. The Grammar School had been sited within the church for 300 years until, in 1881, it moved to its current location on the other side of the river; the High School was founded in 1920 originally at Ayscoughfee Hall School, then moved to its current site just round the corner from 5 Church Street, in the late 1950s.

The attractive, symmetric façade of 5 Church Street features a Georgian panelled doorcase with a pediment, pilasters and partly glazed entrance door; either side, the windows with their central keystones, have timber pilaster mullions, and the front gutter features lions' masks, the latter possibly a Victorian addition. Four bricked up windows on the gable end may be a consequence of the window tax in 1696.





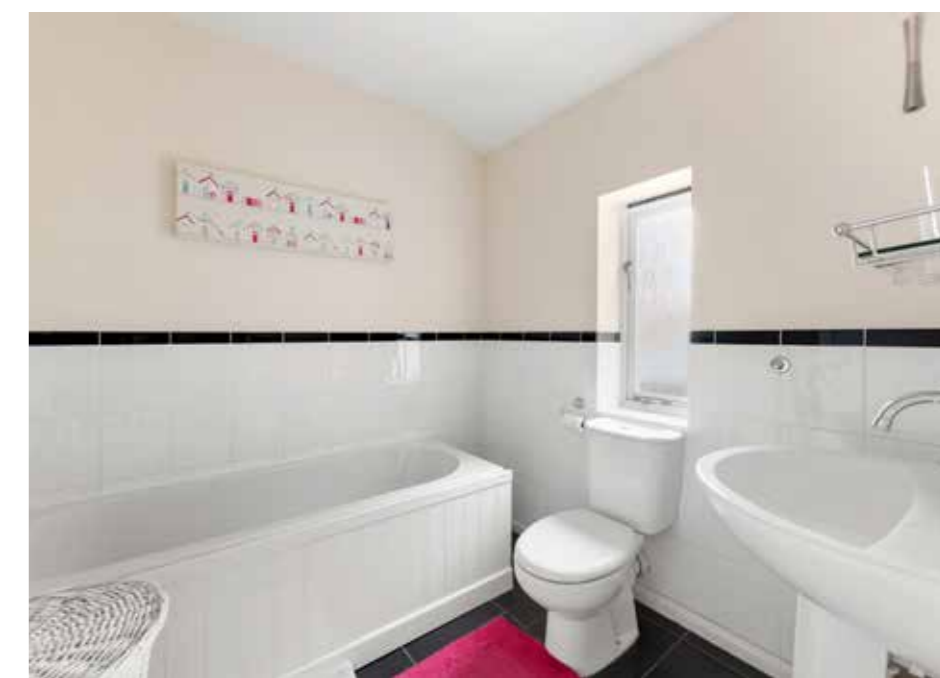


The cosy and comfortable interior is beautifully presented with natural light flooding into the spacious, south facing rooms to the front. Original structural beams lend character in the downstairs rooms and to the sides of the stairwell, whilst the two fireplaces currently house the owner's electric stoves. Arched niches either side of one, reflect the elegant Georgian era where earlier, windows would have been positioned, and the sitting room features a beautiful, herringbone, oak parquet floor.

Around twenty years ago, a previous owner completely renovated the property, at the same extending it at the back to include the kitchen in an open plan layout with the dining room. The current owner has since fitted a new modern kitchen and created the peninsula providing further storage and work surfaces. He also installed an oak stable door as a replacement to the back door that leads out to the rear paved courtyard. This private and sheltered spot is accessed from the street through a gate and down a paved path where the owner keeps pot plants.

Backing the courtyard, an outbuilding, former stables or coach house, has recently been transformed. As the owner informs us, "The rear half belongs to my neighbour; my half was just used for storage with the large, arched entrance bricked up, so I had it re-opened, fitted with glazing incorporating French doors and the interior renovated fitting rooflights, heating and electricity so it now makes a wonderful extra room that captures the sun. I use it for my model railway but it would be an ideal office or studio." The studio conversion is to the current domestic housing standards, with underfloor electric heating, double glazing, electrical and television points.

The two bedrooms in the cottage are exceptionally large, one with built-in storage, the master with an en suite shower. The family bathroom, containing a bath, is reached through a room at the turn of the stairs that could be a dressing room, for instance, or a study. Loft access is from the landing, and from the hall through a door under the stairs, steps lead down to a restricted-height cellar.



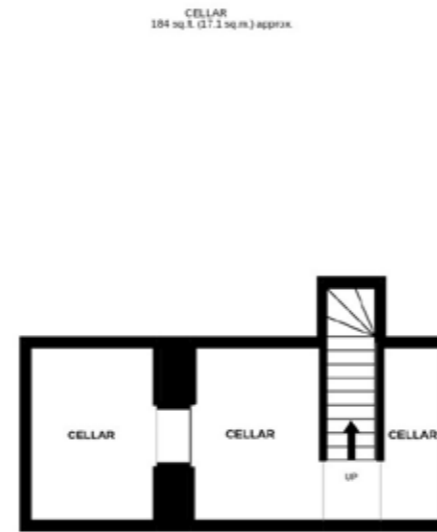
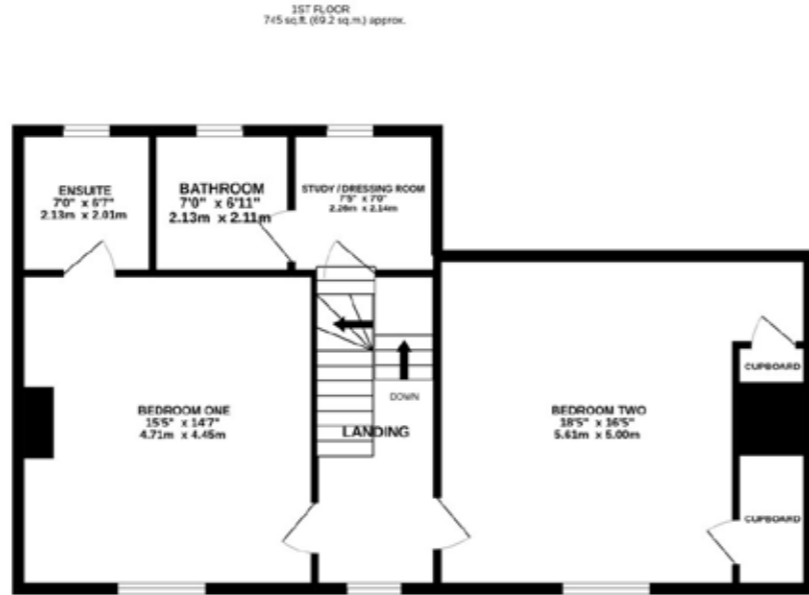
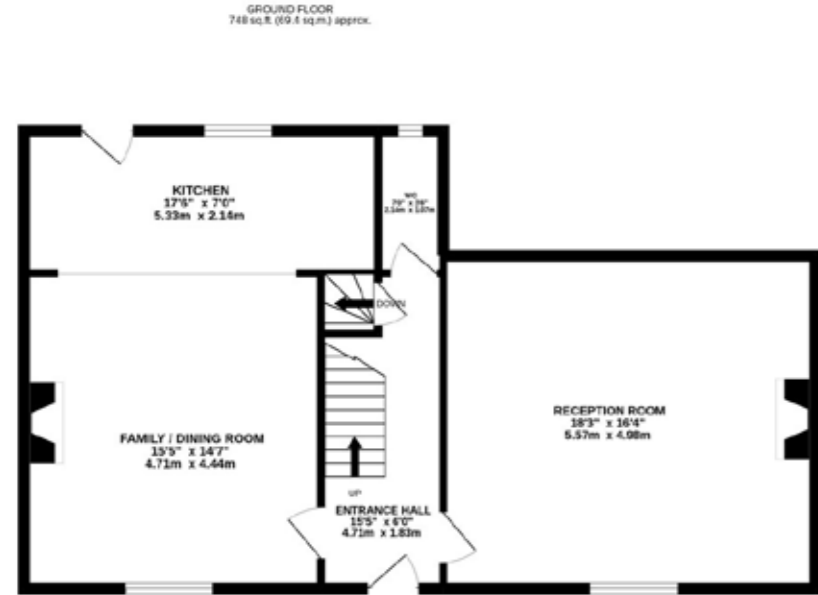




“I have loved every aspect of living here,” enthuses the owner. “The view is super overlooking the churchyard with all the daffodils in spring, and it is wonderful to walk through it and on into Ayscoughfee Gardens, it’s such a nice spot to live. I also love the big rooms which are so light and airy, as well as the history of the place.” It is indeed a desirable spot in the centre of town with the River Welland at the end of the street - always so pretty along the tree-lined banks – and everything you need within walking distance.

Spalding has a great deal to offer with its schools, train station connecting to London via Peterborough, a bus station, a market, high street and independent shops, pubs, restaurants and cafes, doctors’ and dentists’, the Springfields shopping outlet on the outskirts, including a boat service along the river, The Castle Sports Centre, the swimming pool, and the Johnson Hospital. The state grammar schools of the High (for girls) which is rated Outstanding by Ofsted, is just round the corner, and the Grammar (for boys) is also greatly sought-after and rated Good, whilst independent Ayscoughfee Preparatory School is highly regarded too.

TOTAL APPROX. FLOOR AREA WITHOUT CELLAR 1492 SQ.FT. (138.6 SQ.M.)
 TOTAL APPROX. FLOOR AREA WITH CELLAR 1677 SQ.FT. (155.8 SQ.M.)
 STUDIO / GARDEN ROOM 129 SQ.FT. (12 SQ.M.)
 TOTAL 1806 SQ.FT. (167.8 SQ.M.)



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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LOCAL AUTHORITY: South Holland District Council

COUNCIL TAX BAND: C

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

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:
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LOCATION

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THE FINE & COUNTRY
FOUNDATION

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Fine & Country
Tel: +44 (0) 1780 750 200
stamford@fineandcountry.com
The Old Jewellers, 30 High Street East, Uppingham, Rutland, LE15 9PZ

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fineandcountry.com™