



Barrington Gate  
Holbeach | Spalding | Lincolnshire | PE12

FINE & COUNTRY



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# KEY FEATURES

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- An Attractive, Double Fronted, Edwardian Townhouse
- Refurbished and Extended By Current Owners
- Hallway, Living Room, Dining Room and Garden Room
- Kitchen, Utility Room, Pantry and Downstairs Shower Room
- Principal Bedroom with En Suite Bathroom and Dressing Area
- Further Three Double Bedrooms, a Nursery and a Family Bathroom
- Detached Garage with Workshop Plus Off-Road Parking
- Attractive, Mature, Rear Lawned Garden with Patio Terrace
- Planning Permission for Large Open Plan Kitchen
- Total Accommodation (Excluding Garage Building) Extends to 1887 Sq.Ft.





A fine, double-fronted, extended and fully modernised period property stands in the heart of the little market town of Holbeach within easy reach of all the shops and facilities. Presented in superb order, the accommodation provides 4 double bedrooms, the principal en suite, and a family bathroom upstairs and 3 generous reception rooms including a very spacious garden room, a kitchen, pantry, utility room and shower room downstairs. A separate garage with adjoining workshop/storeroom plus a sizeable, very private and sunny rear garden completes this ideal family home.

Despite being akin to a Georgian property in style, it is thought to have been built in the early 1900s and is, thankfully, not listed although original period features abound. A pair of beautiful bowed bays on the facade is a striking feature. "The property has lovely kerb appeal," remarks the owner who has lived here for 19 years with his family. "The front door is the original oak one with a traditional, stonework surround. We restored the front garden laying setts behind the wall and down the drive to the side where we installed a pair of solid hardwood gates. There's plenty more parking behind."











“For a period property, it is actually a very low maintenance home. The windows are uPVC double-glazed sealed units in a traditional style, so too the fascias, gutters and downpipes, and the render over the sides and rear of the house as well as the garage, is K Rend, a self coloured render, which provides an attractive low maintenance finish. The house was re-roofed just prior to us coming here and the leadwork on the bays has only very recently been redone.”

Inside, everywhere is presented beautifully with quality materials and in a contemporary but fitting way that creates a pleasing blend of the old and the new. The dining room has oak flooring accompanied by the original fireplace whilst the carpeted sitting room now contains

a modern inset fire; each room sits at the front enjoying the curved bays. Behind, the kitchen is laid with slate floor tiles, fitted with solid oak, Shaker style units and a Smeg range style cooker neatly fits in the old chimney breast; an enviable walk-in pantry is off the kitchen whilst beyond this, a utility room leads to a downstairs shower. In the extension at the back, an almost 18 foot long, dual aspect room has oak bi-folding doors onto the terrace and garden making it perfect for connecting with the outdoors in summer. Above, the principal bedroom incorporates built-in wardrobes and cupboards and a luxurious en suite featuring a contemporary free-standing bath and a vanity unit with twin basins, with the floor and walls lined in natural stone. The family bathroom was refurbished 18 months ago and contains a large, digital power shower and a bath with a quartz top.









Outside, the separate garage adjoins a workshop which was once a dentist and before that, a bakery; a fireplace inside remains a feature from bygone days. Space for parking is in front of and behind the building. It should be noted that planning permission has just been approved to remove the garage and build a single storey extension that connects with the current garden/family room creating a fabulous open plan kitchen dining room with further bi-folding doors onto the terrace. The existing kitchen would then become a snug leading into the rear extensions.

The sizeable garden is a fully enclosed, very private space which receives sun all day and into the evening. Mainly laid to lawn, a fenced off corner laid with bark chippings has been ideal for children's play equipment in the past and an old timber playhouse is home to the pet guinea pigs. "During Covid lockdowns it was blissful here!" enthuses the owner. "We felt really lucky that our family could enjoy such a private and sunny garden. It is so quiet whether in lockdown or not as a doctors' surgery backs onto us and the garden is bordered by lots of mature trees and shrubs."

Holbeach is a thriving little fenland town with supermarkets, high street and independent shops and services all on the doorstep including state primary and secondary schools both recently rated Good by Ofsted. Nearby Spalding (about 8 miles west) has some excellent grammar schools, the Grammar (for boys) rated Good and the High (for girls) rated Outstanding. There is also an independent prep school, Ayscoughfee Hall, in Spalding. Road links are good with the A17 close by leading to Norfolk to the east and to Newark and the A1 North to the northwest. Peterborough is about a half hour drive southwest where you can pick up the A1 South and catch a fast direct train to central London that takes about 45 minutes.











**Approx. Gross Internal Floor Area 1887 sq. ft / 175.30 sq. m (Excluding Outbuilding)**  
**Approx. Gross Internal Floor Area 2140 sq. ft / 198.81 sq. m (Including Outbuilding)**

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:** D

**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.



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FOUNDATION

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