



The Old School House, Postland Road, Crowland PE6 0JA

£450,000



*** NO ONWARD CHAIN *** "Oozing charm and quality throughout this former School Masters House is Grade II listed and has been completely refurbished throughout to provide a wonderful bespoke character home, which still has almost 7 years of its 'Build Zone' warranty remaining. The home is set close to the heart of Crowland on the A16. The home Features four double bedrooms, two with en suite facilities over the top two floors and a generous kitchen diner leading to the garden and a good sized living room. The character in the home can be seen in the front door and the stone mullion windows. Externally there are gardens front and rear plus driveway leading to an open barn style double garage. EPC energy rating not required."

CROWLAND

Crowland or Croyland is a town in the South Holland district of Lincolnshire. It is situated between Peterborough (10.3 miles) and Spalding (11.3 miles) on the A16. Crowland contains two sites of historical interest, Crowland Abbey and Trinity Bridge. Crowland has several smaller independent retailers, a primary school and several public houses and café's.

The Old School House is one of Crowland's oldest buildings and is Grade II listed. The property has been beautifully converted and fully refurbished into three stunning properties. The centre property is in fact The School Masters Home with the two wings being the former classrooms. The property still enjoys over 7 years of Buildzone warranty on all workmanship.

ENTRANCE HALL

Timber door to the front with cast iron door knocker and feature glazing above.. Internally there is laminate flooring and two radiators. Stairs lead to the first floor.

CLOAKROOM

Fitted with a two piece suite comprising of close coupled WC and a wall mounted wash hand basin. Radiator and laminate flooring.

SITTING ROOM

15' 11" x 13' 11" (4.85m x 4.24m) (approx). Two double glazed stone Mullion windows to the the front. Laminate flooring, wall lights, TV point and a radiator.

KITCHEN/DINER

22' 11" x 12' 0" (6.99m x 3.66m) (approx). Fitted with range of bespoke kitchen units with centre island and curved two tone cupboards. Space for a range style cooker with cooker hood over and tiled splash backs. Inset sink and drainer to the centre island with a Breakfast Bar. Double glazed windows to the side and rear including a feature floor to ceiling window to the side and a door to the rear leading to the garden. Laminate flooring, recessed spotlighting and two radiators.

UTILITY

Fitted with range of matching wall and base units with worktop over, tiled splash backs and an inset sink and drainer, Space and plumbing for washing machine, electric wall mounted central heating boiler, laminate flooring, double glazed window to the rear and an extractor fan.

HALF LANDING.

Stairs split and lead to the family bathroom and first floor accommodation. Double glazed window to the rear.

BATHROOM

Fitted with three piece suite comprising of paneled bath, vanity wash hand basin and a close coupled WC. Part tiled walls, electric shaver point, extractor fan, recessed spotlighting and radiator. Double glazed window to the rear,

LANDING

Stairs to the second floor. Radiator and airing cupboard.

BEDROOM TWO

11' 3" x 11' 1" (3.43m x 3.38m) (approx). Double glazed window to the side, radiator, TV point and recessed spotlighting.

EN SUITE TWO

12' 3" x 7' 6" (3.73m x 2.29m) (approx). Fitted with four piece suite comprising of vanity wash hand basin, dual flush close coupled WC, free standing bath and a tiled shower cubicle. Recessed spotlighting, electric shaver point, radiator, part tiled walls and laminate flooring. Double glazed window to the rear.

BEDROOM THREE

16' 1" x 9' 6" (4.90m x 2.90m) (approx). Double glazed stone Mullion window to the front with window seat and double glazed window to the side. Radiator, recessed spotlighting and TV point. Built in double wardrobe.

BEDROOM FOUR

16' 1" x 9' 5" (4.90m x 2.87m) (approx). Two radiators, recessed spotlighting and double glazed windows to the front and side in the former tower..

SECOND FLOOR LANDING

Double glazed window to the rear.

BEDROOM ONE

18' 8" x 11' 10" (5.69m x 3.61m) (approx). Double glazed window to the front and skylights to both sides . Two radiators and recessed spotlighting.

WALK IN WARDROBE

Hanging rails and recessed spotlighting.

ENSUITE ONE

11' 4" x 4' 10" (3.45m x 1.47m) (approx). Fitted with three piece suite comprising of dual flush close couple WC, vanity wash hand basin and tiled shower cubicle. Radiator, laminate flooring, recessed spotlighting and extractor fan.

OUTSIDE

To the front of the property there is a shared gate with low wall with cast iron fencing on the top to the front. A pathway with lawn either side leads to the front door.

The rear garden is fully enclosed by timber fencing and is gated to the side. The garden is predominately laid to lawn with a gravel pathway.

DOUBLE GARAGE

A gated gravel driveway provides parking and leads to an open double barn / garage.

AGENTS NOTE

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

