



Washway Road  
Holbeach PE12 8AY

**BROWN & CO**



## Washway Road, Holbeach PE12 8AY

Break-taking Family Home Approximately 347 m<sup>2</sup>  
Extensive Kitchen, Quartz Worktops, Integrated Appliances  
Welcoming Reception Hallway  
Two Reception Rooms  
Five Double Bedrooms, Master with En-Suite & Dressing Room  
Newly Turfed Rear Garden  
Charming Village Location



### INTRODUCTION

Brown&Co offers a substantial, outstanding, fully renovated former public house in the heart of Saracen's Head, Lincolnshire. First hand inspection of this amazing conversion which offers a remarkable 347 sqm/3,40 sqft of accommodation over two floors.

### LOCATION

Saracen's Head is a charming village located in Lincolnshire, England. Nestled in the picturesque countryside, it offers a peaceful escape from the hustle and bustle of nearby towns. Situated approximately 5 miles southwest of the historic market town of Spalding and 1.5 miles from the town of Holbeach, both boasting many amenities one expects to see such as schooling, doctors, shopping, restaurants and leisure centres. Saracen's Head provides a serene and idyllic setting for those seeking a taste of rural life. With its traditional architecture and serene surroundings, this quaint village is a hidden gem, perfect for those looking to experience the timeless beauty of the Lincolnshire countryside.

### THE PROPERTY

The property was acquired by the current owners in 2022 and has been entirely renovated and modernised into the breath-taking family home it is today. Starting at the outside, the property had had a new roof installed, as well as attractive modern 'K' render to

the exterior in brilliant white which compliments the cool modern anthracite windows that have been newly fitted. To the front a path leads to the door and to the rear there is parking and newly turfed rear garden and modern porcelain patio. Boundaries are all clearly defined with fencing and there are various external lighting points.

The property is a large dwelling, approximately 347 sqm/3,740 sqft in size and offers a very spacious and versatile ground floor and a total of five bedrooms and four bathrooms. The reception hallway has access to a study/snug and to the large sitting room; next to this is a second large partly panelled room intended as a dining room however would suit as an amazing family or games room. There is a plant room, shower room with modern fittings and utility/laundry room with walk in storage/pantry. The kitchen is an impressive 29 sqm and is fitted with an extensive kitchen with 30mm quartz worktops, range cooker and integrated appliances, there are also folding doors to the rear patio.

The first floor is accessed via a new staircase with contemporary glass detail, there is a large landing and access to the bedrooms, stunning family bathroom with free standing bath and shower and two storage cupboards. The master bedroom has a dressing room and en-suite, a further bedroom also has an en-suite.

The property is fitted with new flooring and carpets all included in the sale. First hand inspection is essential.

### SERVICES

Mains water, drainage and electric and oil central heating. None of these services or appliances have been tested by the agent.

### VIEWING PROCEDURE

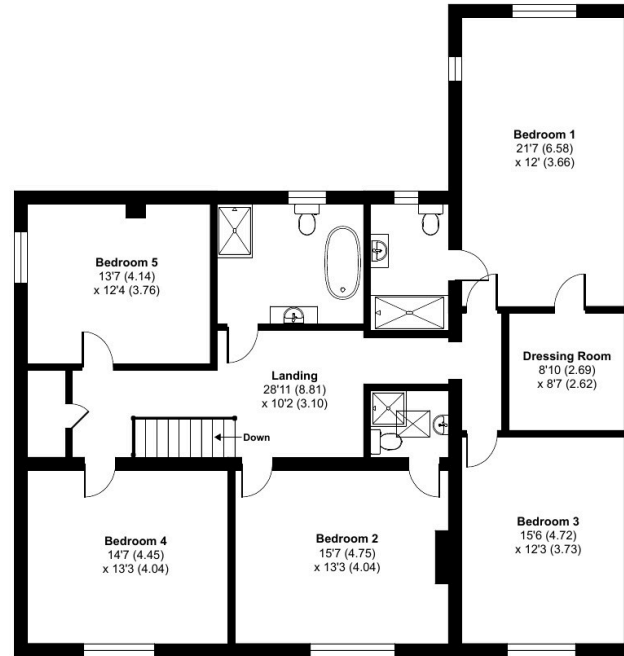
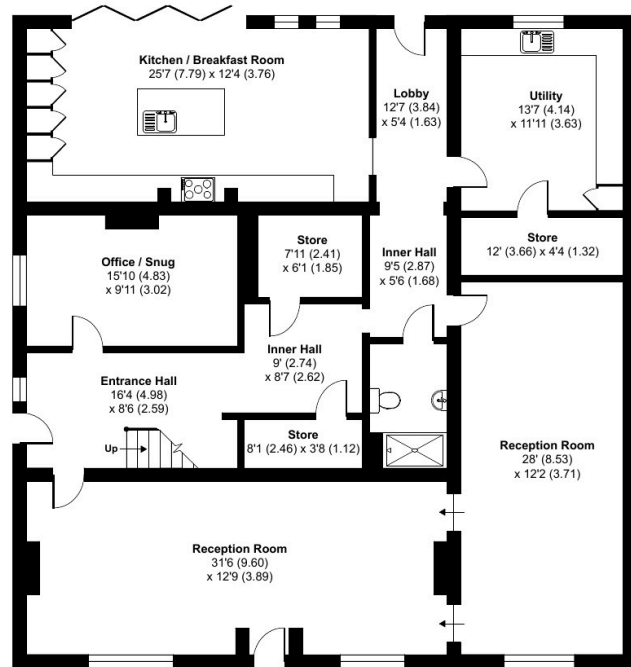
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / [kingslynn@brown-co.com](mailto:kingslynn@brown-co.com)

### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

# Washway Road, PE12

Approximate Area = 3743 sq ft / 347.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Brown & Co. REF: 1047559

## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

**Brown&Co**  
Market Chambers | 25-26 Tuesday Market Place | Kings Lynn | PE30 1JJ  
T 01553 770 771  
E kingslynn@brown-co.com

**BROWN & CO**

Property and Business Consultants