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15 Cowbit Road, Spalding PE11 2RD

Guide Price £645,000 Freehold

Quirky period property in central town location with adjacent workshop premises with conversion potential, gated multi parking secure rear yard, gardens and outbuildings. Delightfully appointed throughout with 6 bedrooms. Offering versatile accommodation which must be viewed to be appreciated. Overlooking the River Welland and within walking distance of all town amenities.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Recessed storm porch entrance with outside light, door to:

ENTRANCE PORCH

11' 2" x 6' 4" (3.42m x 1.95m) Ceramic floor tiles, exposed stone wall, decorative arch to:

MAIN RECEPTION HALL

7' 11" x 27' 0" (2.42m x 8.24m) Exposed floor boards, understairs store cupboard, window to the rear elevation, stable style half glazed door to the rear elevation, staircase off, door to:

CELLAR

7' 7" x 40' 4" (2.32m x 12.3m) overall Steps down from the Hallway and providing useful storage area with power and lighting.



DINING ROOM

11' 5" maximum x 19' 4" (3.48m maximum x 5.9m) 2 doors one from the initial Entrance Hall and one from the Inner Hallway, parquet floor, bowed window to the front elevation, decorative ceiling roses, recessed display niche.

SITTING ROOM

20' 8" x 12' 7" (6.32m x 3.84m) Twin part glazed feature doors from the Reception Hall, Clearview stove set within the decorative fireplace decorative moulded coved cornice, window to the front elevation, ceiling light, bevelled glass to the pair of French doors with similar side panels which lead through into:



BREAKFAST KITCHEN/FAMILY ROOM

15' 7" x 18' 11" (4.75m x 5.77m) Underfloor heating, ceramic floor tiles, extensive range of units with fitted appliances, splashbacks, side window, fireplace with Clearview stove, recessed fitted units, doorway leading into:

UTILITY ROOM

12' 10" x 6' 3" (3.93m x 1.91m) Plumbing and space for washing machine, further appliance space, fitted cupboards beneath the roll edged worktops with single drainer stainless steel sink unit, side and rear windows, external entrance door.



PLANT ROOM

5' 2" x 5' 2" (1.60m x 1.58m) Gas central heating boiler, hot water cylinder, fuse board etc.

SHOWER ROOM

6' 11" x 5' 10" (2.12m x 1.80m) Half tiled walls, three piece suite comprising large tiled shower cabinet with Aqualisa shower, vertical radiator/towel rail, low level WC, pedestal wash hand basin, extractor fan, obscure glazed window.

From the Inner Hallway a door with two steps down lead to:

CLOAKROOM

8' 2" x 5' 4" (2.51m x 1.64m) Low level WC and hand basin, recessed doaks area with hanging rail, door to:



REAR ENTRANCE LOBBY

Obscure glazed external entrance door, ceiling beams, door to:

OFFICE/STUDY

Fitted work station, window to the rear elevation and a attractive arched window to the side elevation, fitted shelves.

GAMES/LEISURE ROOM

Yorkstone floor, 2 windows to the front elevation, separate independent front entrance door with steps down and wrought iron railings, beamed ceiling.

FIRST FLOOR ACCOMMODATION

Coloured leaded light glazed window to the rear.

MAIN BATHROOM

7' 8" x 9' 8" (2.36m x 2.95m) Sunken bath with side mounted mixer tap and shower attachment, pedestal wash hand basin, vanity storage unit, tiled floor, obscure glazed window, double radiator, half panelled walls.





MASTER BEDROOM

20' 3" x 12' 11" (6.18m x 3.96m) maximum Windows to the rear and side elevations, range of fitted furniture, door to:

WALK THROUGH DRESSING ROOM

With fitted furniture, door to:

EN-SUITE SHOWER ROOM

8' 6" x 6' 4" (2.60m x 1.94m) Double sized shower cabinet, low level WC, moulded hand basin with mixer tap, vanity storage unit, obscure glazed window, vertical radiator/towel rail.

BEDROOM 2

15' 5" x 12' 3" (4.71m x 3.74m) Dual aspect, radiator.

From the First Floor Landing a narrow carpeted staircase rises to:

BEDROOM 3

11' 1" x 12' 5" (3.39m x 3.80m) Window to the front elevation.

BEDROOM 4

8' 1" x 13' 1" (2.47m x 4.01m) Window to the front elevation, radiator.

SECOND FLOOR

Access to:

BEDROOM 5

11' 6" x 13' 3" (3.52m x 4.06m) Beamed ceiling, window to the front elevation, store cupboard.

BEDROOM 6

11' 5" x 9' 10" (3.49m x 3.00m) Window to the front elevation.

EXTERIOR

The property fronts on to the pavement where there is a canopied entrance and double electronic gates opening to a vehicular passage leading through to the rear of the property. This area is completely secure and includes multiple parking for numerous vehicles along with an:

OPEN FRONTED DOUBLE GARAGE

14' 10" x 18' 7" (4.53m x 5.68m) With adjacent:

BRICK STORE SHED

15' 3" x 12' 7" (4.65m x 3.85m) and:-

SECOND SECTION

15' 8" x 7' 2" (4.79m x 2.19m) Along with:

LEAN-TO STORE

17' 3" x 13' 3" (5.26m x 4.05m)

Across to the other side there is a:

LARGE CONCRETE BASE

22' 3" x 19' 4" (6.8m x 5.9m) With covered storage with



ADJACENT CAR PORT

6' 10" x 20' 6" (2.1m x 6.25m)

The rear of the garden is delightfully enclosed with borrowed landscaping from mature trees to the rear, the garden is walled and there are raised patio and decking areas, delightful seating areas etc.

ADJACENT FORMER WORKSHOP

This commercial building has been built converted to the ground floor to form part of the main accommodation of the house including the Games Room and Office. There is an external wrought iron staircase with a door opening into:

FIRST FLOOR WORKSHOP

26' 0" x 23' 9" (7.95m x 7.25m) Power and lighting, pictures attached. Above which is a:

SECOND FLOOR AREA

26' 0" x 23' 9" (7.95m x 7.25m) plus:-

MEZZANINE

26' 2" x 16' 4" (8m x 5m)

AGENTS NOTE

Plans have been drawn for conversion of the commercial building into apartments and are available for inspection upon request. Annexed accommodation or useful business premises could also be a possibility subject to Planning Consent.

DIRECTIONS

From the centre of town at the High Bridge proceed in a southerly direction along the east bank of the River Welland continuing into Cowbit Road and the property is situated on the left hand side opposite the River.

AMENITIES

The property is situated within a Conservation area and is within easy walking distance of the centre of the Georgian market town of Spalding which has a variety of national and independent retailers, grammar and high schools, secondary academy, various primary schools and Ayscoughfee private school, a modern community hospital, supermarkets, doctors surgeries, dental practice, banking, commercial and leisure facilities along with bus and railway stations. Bus connections with Peterborough, Bourne, Kings Lynn and Boston and a train link with Peterborough (journey time 30 minutes). Peterborough has a fast train link with London's Kings Cross minimum journey time 46 minutes.











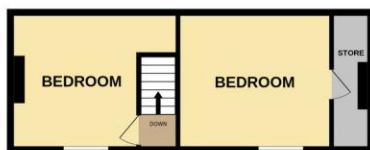
GROUND FLOOR
1912 sq.ft. (177.7 sq.m.) approx.



1ST FLOOR
2079 sq.ft. (193.1 sq.m.) approx.



2ND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TENURE Freehold

SERVICES All Mains

COUNCIL TAX Band D

RATEABLE VALUE (2023 List) £3,350

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: S11350

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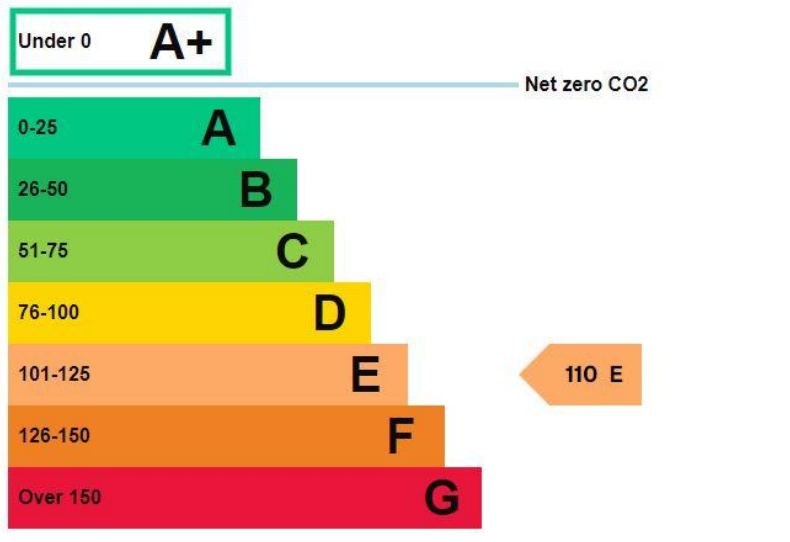
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

RESIDENTIAL ENERGY PERFORMANCE CERTIFICATE

Energy rating and score

This property's current energy rating is E.



COMMERCIAL ENERGY PERFORMANCE CERTIFICATE