



THE STORY OF

The Old Exchange

Holbeach, Lincolnshire

SOWERBYS



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Holbeach, Lincolnshire
PE12 7LL

A Former Public House and Inn

Expansive Reception Room with
High Ceilings and Log Burner

A Spectacular Open-Plan Kitchen, Dining,
and Family Room with Vaulted Ceilings

Fully Equipped Kitchen with
Integrated Appliances

Four Large Double Bedrooms, Two with En-Suite
Shower Rooms, Each with Built-In Wardrobes

Set on Just Under Half an Acre of Land (STMS)

An Expansive Garden, Patio, Open
Lawns, and Ample Outdoor Space

Cellar with a Chiller Room

Situated in the Heart of Holbeach
Offering Town Convenience

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Welcome to The Old Exchange, a remarkable transformation of a former public house and inn, once known as The Exchange. This stunning family home beautifully blends its rich history with modern comfort and contemporary style.

As you step through the grand oversized front door, you're greeted by the sheer scale and character of the property. The expansive reception room, formerly the main bar area, has been transformed into a living space. With high ceilings and plenty of natural light, it offers both grandeur and warmth. A contemporary log-burner adds a cosy ambiance, making this room perfect for year-round gatherings.

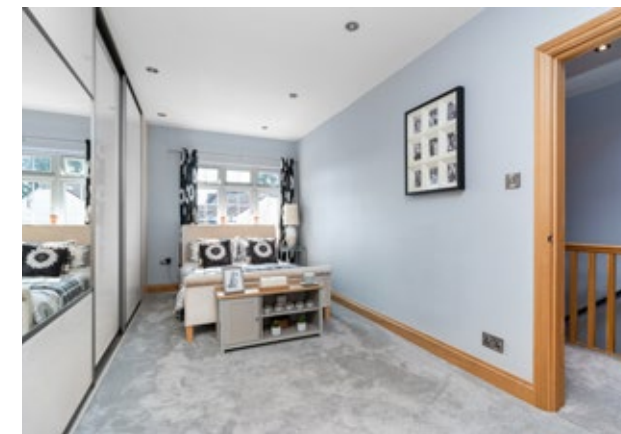
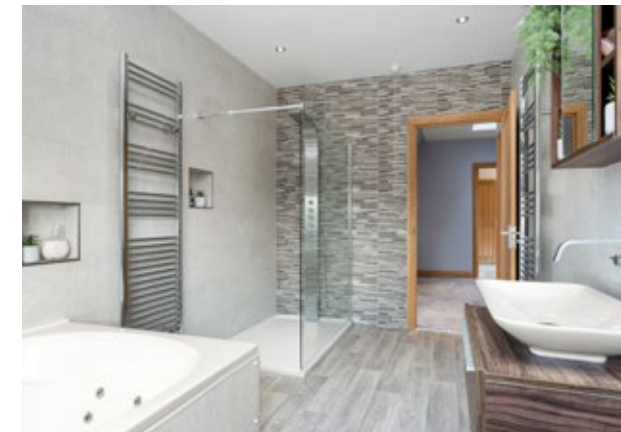
To the opposite end, a more intimate retreat area, also enhanced by a second log-burner, provides the ideal nook for quiet evenings or smaller gatherings. These two spaces seamlessly flow together yet offer flexibility for personal use or entertaining.

At the rear, a spectacular extension showcases a modern open-plan kitchen, dining, and family room. This space is the heart of the home, where family and friends naturally gather throughout the day. The vaulted ceilings and floor-to-ceiling windows flood the area with light, offering panoramic views of the garden. During the summer months, the bi-fold doors open to the outdoors, creating a seamless transition from inside to the spacious patio and lawn.

The kitchen itself is a chef's dream, equipped with a full suite of integrated appliances and designed to make both daily life and entertaining a breeze. Adjacent is a thoughtfully placed home office., this space offers the best of both worlds: proximity to household happenings while ensuring privacy and quiet when needed.

Upstairs, four generous double bedrooms await, two of which feature en-suite shower rooms. Each bedroom has built-in wardrobes and plenty of natural light. A beautifully appointed family bathroom, with both a bath and separate shower, serves the remaining bedrooms.





Outside, The Old Exchange sits on a plot just under half an acre (STMS). The expansive garden, patio area, and open lawns offer endless opportunities for outdoor leisure and relaxation. The property also includes a secure frontage with wall and railings, two electric gates, a large garage and ample off-road gravel parking, perfect for accommodating family and guests.

Completing this exceptional home is a unique feature that nods to its history—a cellar with a chiller room, ideal for those with a passion for entertaining.

Located in the heart of Holbeach, this home offers the convenience of town living, with shops, schools, bars, and restaurants all within walking distance. Despite its central location, The Old Exchange offers a peaceful and private sanctuary, where the blend of history, style, and space makes it a truly one-of-a-kind home.

If you're looking for a home that offers not just a place to live, but a lifestyle, The Old Exchange is the perfect choice—a unique, spacious, and contemporary home full of character and history.





Our home is spacious, unique and contemporary. We have spent 13 years renovating and modernising throughout - this gave us a larger family home to enjoy with extended family.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Holbeach

HISTORIC CHARM AND A VIBRANT COMMUNITY AWAITS

The timeless charm of a market town is always a place with feels abuzz with a local community, and Holbeach is no different.

Its roots stretch back to the era of the Domesday Book and in 1252 this historic town was granted a market charter, marking its significance as a bustling trade centre in the South Holland area of Lincolnshire.

With a legacy of prosperity to its past, All Saints Church is a true architectural gem with its ornate memorials and a breathtaking nave roof adorned with original corbel heads. The construction of the church began in 1225 and most of the present structure dates back to the 14th century.

The town has a range of shops, from supermarkets, to home decor, furnishings and more. There are two primary schools and a secondary school in the town too, along with a football club which was founded in 1929. Whilst a weekly market offers fresh produce every Thursday, there is also a specialised farmer's market on the first Sunday of the month, creating the perfect opportunity to support local.

Only just over eight miles away, and less than 20 minutes by car, the largest town in South Holland, Spalding is an ideal town to explore. Whether you delve into a fascinating history which includes The Romans, watch a show at the town's theatre, or explore the range of shops or restaurants, a great range of both at the Springfields Outlet Shopping & Leisure Centre on the outskirts of the town.

Peterborough is less than 40 minutes away and with its main-line train station you can easily connect to London, York, Newcastle and even Scotland.



We've lived in Holbeach all our lives and seen it grow into a bustling town.



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating and two log-burners.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 2851-1411-1250-6012-1651

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///microchip.camped.stamp

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to these Norfolk charities every time we sell a home

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Journey*

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for the homeless

 **mind**
Norfolk and
Waveney

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