



Five bedroom farmhouse with annex and gardens

Hollies Farm, Postland Crowland, PE6 0LS

Freehold

savills

The Property

Hollies Farm is a fantastic example of a fenland farmhouse, set on a plot of approximately 1.4 acres (sts) of gardens, paddock and woodland, with open countryside views to all aspects. The property offers spacious and flexible accommodation retaining character features throughout including sash windows, open fireplaces and high ceilings. The entrance passage separates the main house from the annex, with doors to them and to the front and back gardens. In the main house there are two reception rooms, the hall, the stairs giving access to the first floor, the kitchen, the larder, the utility room, the cloakroom, and four bedrooms. The annex comprises the family room, a bedroom and a shower room. The drawing room is located at the front of the property and has an open fireplace with Adam surround, sash windows overlooking the front garden, and an archway giving access to a library area, which has a door opening onto the garden. The dining room is situated at the side of the property, with a sash window looking over the garden. The terrace is accessed from the hall. The kitchen has a large sash window looking onto the back garden and is fitted with a range of base and wall units. A door leads into the larder where there is space for appliances. The utility room lies between the kitchen and the entrance passage, and could easily serve as a second kitchen if required.

On the first floor of the main house a spacious galleried landing gives access to four good-sized bedrooms, each enjoying views over the garden, open countryside and beyond. The master bedroom has a large dressing area and an en-suite bathroom. There is also a family bathroom on the first floor. In the annex the family room has two windows to the front, a door giving access to a shower room and stairs to the first floor bedroom, which enjoys open countryside views and has windows overlooking the gardens.

Outside

The property is surrounded by landscaped gardens, a paddock area, and a woodland area beyond it. The paddock area could readily be developed for equestrian use. A gravel driveway provides ample off-road parking. There are a range of outbuildings, including a workshop, two storage areas and a timber shed, all nestled within an acreage of approximately 1.4 (acres).

South Holland District Council
Tax Band A

Services

Mains Electricity, Water &
Private Drainage
Oil Central Heating

EPC: D Rating

Viewing

Strictly with Savills Stamford
01780 484696

Particulars October 20



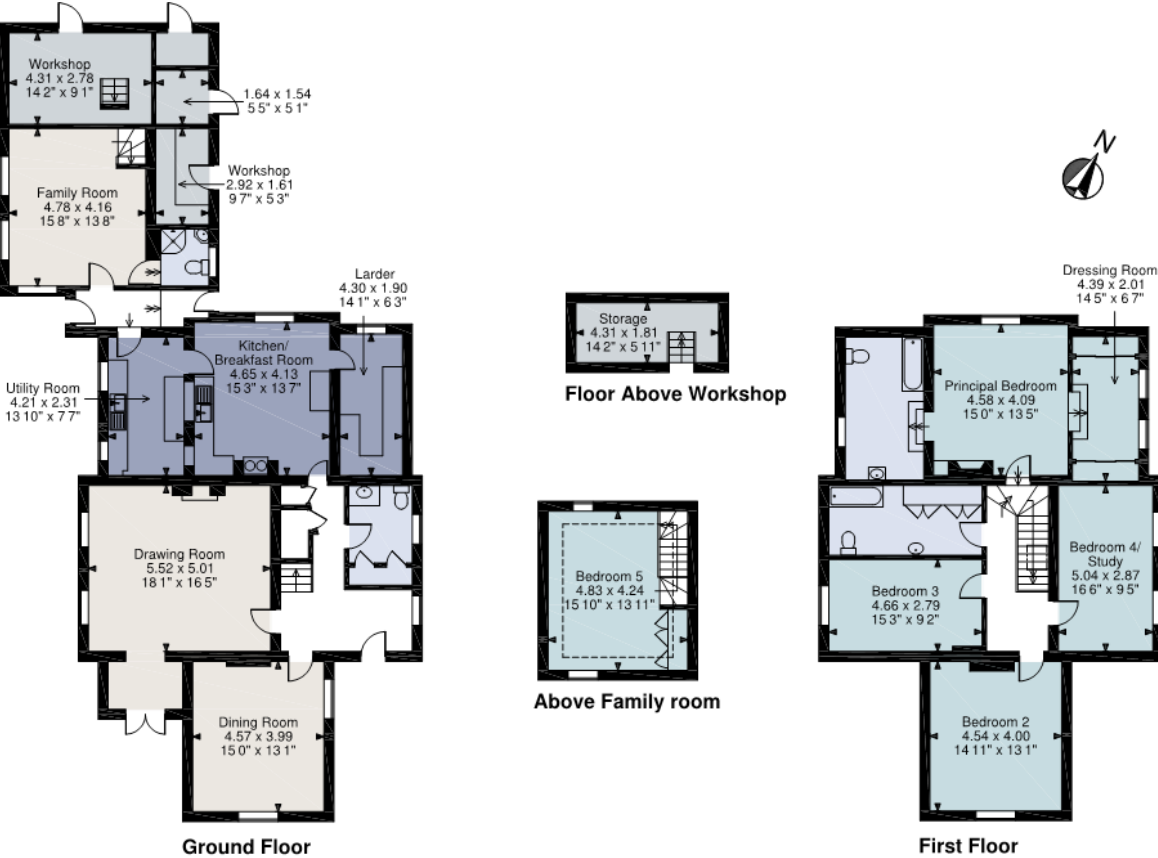






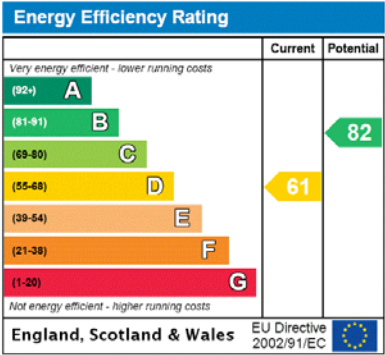
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Main House gross internal area = 2,885 sq ft / 268 sq m
Workshops & External Rooms gross internal area = 318 sq ft / 30 sq m
Total gross internal area = 3,203 sq ft / 298 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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