



A splendid period farmhouse in a rural setting

Falls Bridge Farmhouse, Falls Drove, Crowland, Peterborough, PE6 0FA

Freehold



Two Reception rooms • Dining room • Conservatory
Study • Kitchen • Boot room • Utility • Cloakroom • Four
Bedrooms, one en suite • Bathroom • Garage • Gardens

Location

The property occupies a secluded rural location three miles from the small town of Crowland and 10 miles north of the cathedral city of Peterborough. Crowland offers a variety of amenities, including several shops, restaurants, cafés, a medical centre, a pharmacy and a primary school. Further schooling is available in the surrounding villages.

The area is well connected by road, with the A16 providing access to Peterborough and Spalding, while mainline rail services are available from Peterborough, reaching London Kings Cross in less than an hour.

The Property

Falls Bridge Farmhouse is a handsome detached property with attractive accommodation. There are five reception rooms, each of which provides comfortable living space, while the property is set in a pretty garden, surrounded by open fields.

The two main reception rooms provide the perfect setting for relaxing or entertaining. One has an impressive open fireplace, while the other has a bio fuel stove and French doors opening onto the garden. There is also a formal dining room, a useful study and a sunny conservatory, while the kitchen has shaker-style units, a central island and a range cooker.

The first floor has four double bedrooms, one of which has an en suite shower room and there is a family bathroom.

Outside

At the front, a five-bar timber gates opens onto a gravel driveway, providing parking space and access to the detached garage block. The property has a south-facing garden, with timber decking shaded by a wooden pergola. There is also a long meadow incorporating a vegetable garden.

Local authority

South Holland District Council,
+44 (0)1775 761161

Council tax Band D

Viewing Strictly by appointment with Savills
01780 484696

Services Mains, Electricity,
Water and Drainage
Oil central heating

Energy performance

EPC rating E

Date of Photography & Particulars November 2020

Directions

For viewings use the postcode PE6 0FA. Heading south on Falls Drive from the A16, the entrance to the property will be on your right, after a mile and a half.





Falls Bridge Farmhouse, Peterborough PE6 OFA

Main House gross internal area = 2,436 sq ft / 226 sq m

Garage gross internal area = 203 sq ft / 19 sq m

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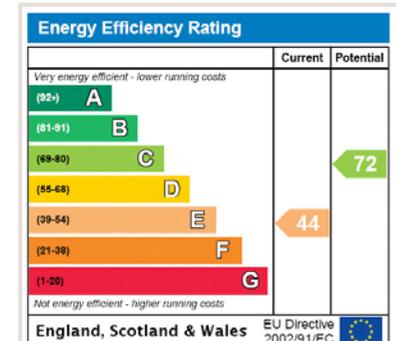
Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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