



A striking Edwardian home in substantial gardens

Frieston House, Main Road, Deeping St. Nicholas, Spalding, Lincolnshire, PE11 3EN

Freehold





Reception hall • Four reception rooms • family kitchen •
Five double bedrooms • Two bathrooms, • Driveway •
Detached garage • Wine store • Roof terrace •
Landscaped gardens • About 1.1 acres • EPC F

Situation

The property is positioned in the village of Deeping St Nicholas, a large village five miles from Spalding, with a primary school and village store, along with the Vine House Farm Shop, which aside from the renowned farm shop itself, has a butcher's, baker's and café restaurant.

The village is six miles equidistant between the market towns of Spalding and Market Deeping. Both market towns combine national high street names and independent shops and restaurants. Spalding and Bourne both offer well thought of Grammar schooling, along with academies. From Peterborough station (15 miles) you can access rail services to Cambridge and London Kings Cross.

The Property

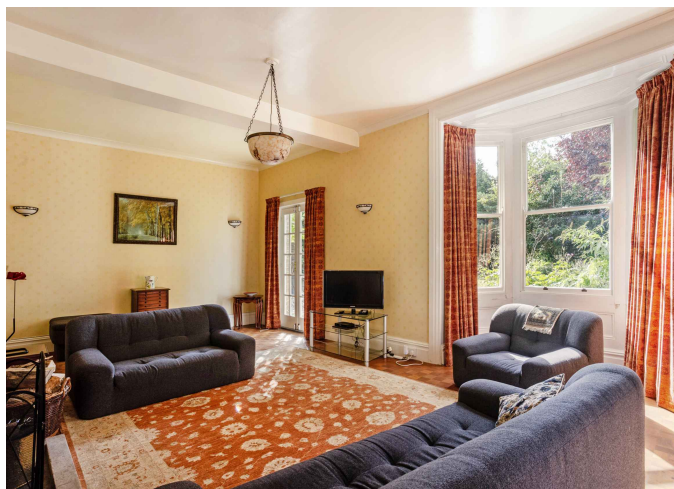
A handsome and well-proportioned detached property, constructed in circa 1905, Frieston House retains the grace, character and proportions, along with many of the features of that era. Set back with an 'in and out' driveway, the house is positioned within mature and beautifully landscaped gardens of 1.1 acres.

accommodation retains many charming features, including wood and parquet floors, impressive fireplaces and an attractive staircase. along with six stained glass windows in the arts and crafts style. The abiding sense is of light and space and, due to the generous windows, a sense of the gardens from within the large and symmetrical, high-ceiling principal rooms, many of which are dual-aspect. It is a charming family residence, with potential for further enhancement if desired.

Accommodation

The front door opens into the substantial house, with accommodation that extends to over 4600 sq ft according to the floor plan, into a generous reception hallway, with a dual-aspect sitting room, with bay window, and a similarly elegant dining room, with a large bow window, flanking the hall. Both rooms are ideal for formal entertaining, with attractive views of the gardens.

An inner hall leads past two further reception rooms, both currently used as home offices, and a downstairs WC, to the family kitchen, at the rear of the house with vistas of the garden.



The triple aspect, 31ft kitchen/ breakfast room, with underfloor heating, serves as the heart of the family home, with an extensive Mark Wilkinson suite, with Rangemaster and integrated appliances, together with French doors to the garden. There are also several ancillary rooms, including a utility, cloakroom and laundry, together with externally, an adjoining boiler room and wood store.

The elegant staircase rises to a central landing around which the five generously proportioned double bedrooms are arranged. The 25' principal bedroom has an en suite bathroom and a large bow window. The other four bedrooms are served by a family bathroom and separate WC, with French doors opening from bedroom three to a large roof terrace over the kitchen.

Outside

The house is set back behind well-established and mature hedgerow and tree-lined boundaries, with an in and out driveway offering off-street parking and access to the detached garage and parking for several vehicles, all within a garden plot of circa 1.1 acres.

The gardens are fabulous, with sweeping lawns, deep flowering borders, and mature mixed species specimen trees, ensuring visual interest coupled with a high degree of privacy.

Services: Mains electric and water. Private drainage. Oil fired central heating.

Agent's note: At the time of writing, there is a proposal with SHDC for a village expansion. Further information is available from the selling agents.

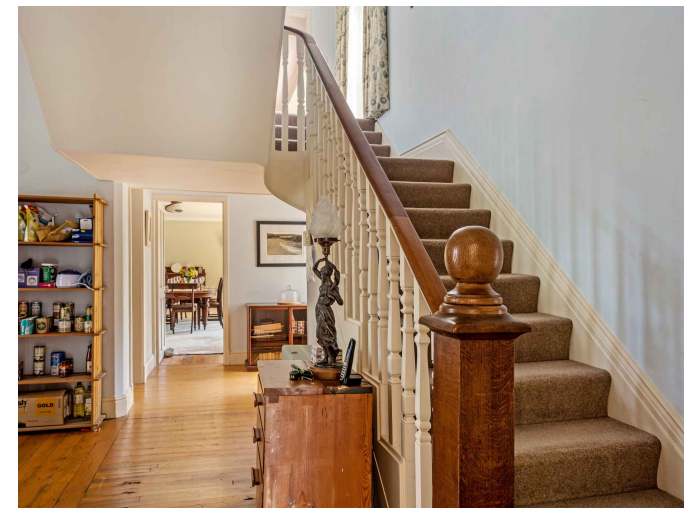
Local Authority: South Holland District Council. Council Tax Band F

Tenure
Freehold

Energy Performance
A copy of the full Energy Performance Certificate is available upon request.

Viewing
Strictly by appointment with Savills 01780 484 696

Photography & Particulars:
October 2021





Approximate Area = 435.4 sq m / 4687 sq ft
Garage = 39.5 sq m / 425 sq ft
Outbuildings = 26.4 sq m / 284 sq ft
(Excluding Open Space)
Total = 501.3 sq m / 5396 sq ft
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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