



A striking and substantial detached home

Riverdale, 44 Cowbit Road, Spalding, Lincolnshire PE11 2RQ

Freehold



Reception Hall • Three reception rooms • Study • Kitchen/ breakfast room • Adjoining dining garden room • Utility • Principal bedroom suite • Five further en suite bedrooms • Cellar • In & Out Driveway • Integral Double garage • Mature Gardens • EPC rating: D

Situation

The bustling market town of Spalding lies on the banks of the River Welland, 17 miles north of the cathedral city of Peterborough.

The town provides a wealth of excellent amenities, including a range of high street and independent retailers, a selection of cafés, restaurants and pubs and a range of leisure facilities. There is also a superb choice of schools, including the outstanding-rated St Norbert's Catholic Voluntary Academy and Spalding High School, along with the independents, including Ayscoughfee Hall School.

The A16 nearby provides access towards Peterborough and the A1, whilst Spalding's railway station connects to the East Coast mainline services to London Kings Cross and Midlands Cross Country services to Cambridge, at Peterborough.

The Property

Riverdale is a magnificent and unlisted period property offering six bedrooms, six bathrooms and five reception rooms, spread over 6,000 square feet of elegant and stylish accommodation.

The property occupies a lovely setting overlooking the River Welland, and is positioned within a large and mature garden.

An entrance vestibule leads into a beautiful, Minton tiled entrance hallway, which sets the scene with a fabulous sense of space and elegance. This period grace is mirrored within the three reception rooms and study, which frame the hallway. They retain the grace and proportions of the Victorian era, along with a wealth of period features, like high ceilings with ornate plasterwork, large sash windows and period fireplaces. The drawing and sitting rooms have impressive bay windows offering fine vistas; the dining room has French doors to the raised garden terrace, with the study allowing a useful base for home working.

The spacious kitchen has an extensive fitted suite, with island, beneath granite worktops and incorporating an Aga, as well as integrated appliances. It is open to a wonderful dining garden room, with a south-facing aspect and access to, and views across, the garden.







General Information:

Services

Mains electricity, water, drainage and gas. Mains gas central heating.

Energy Performance Certificate (EPC)

EPC rating: D.
A copy of the full Energy Performance Certificate is available upon request.

Local authority

South Holland District Council,
01775 761161, Band G

Viewing

Strictly by appointment with Savills.

Date of Photography:

Summer 2019

Date of Particulars:

May 2021

The grand main staircase rises from the reception hallway to a spacious first floor landing, with a secondary staircase at the rear of the house.

There are six well-appointed double bedroom suites on the first floor. The principal bedroom suite is particularly large, with dressing room and a full-suite en suite. Three of the remaining bedrooms also have their own en suite bath or shower rooms, whilst bedrooms two and three on the floorplan share a Jack and Jill bathroom.

Outside

The property is approached through its walled frontage by an 'in and out' driveway, with access to the oversized integral double garage. The driveway offers ample parking for several vehicles, aside from within the garaging.

The garden is delightful. Largely lawned and walled, they lie to the south of the house and are framed by mature deciduous and evergreen trees. There are deep flowering and shrub borders that ensure visual interest and screening, and it is a fabulous garden for children to enjoy, as well as entertaining within.

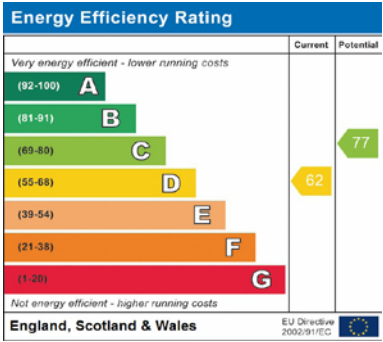
A southerly aspect raised terrace adjoins the house, with steps down to the lawn, which link around to a courtyard to the rear of the garage.

Cowbit Road, Spalding
Approximate Gross Internal Area
Main House = 6026 Sq Ft/560 Sq M
Garage = 1427 Sq Ft/133 Sq M

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The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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