



A striking period house with cottage and annex

Crawford House, South Street, Crowland, Peterborough, Cambridgeshire PE6 0AJ

Freehold



Crawford House: Three reception rooms * Kitchen/ breakfast room * Seven bedrooms; Garden Cottage: A linked Two bedroom annex wing * The Stables: A detached two en suite bedroom coach house conversion * Gated drive * Landscaped gardens • EPC rating: Exempt

Local Information

Crowland is an attractive small market town with a pleasant mix of period properties at its core, centred around Trinity Bridge and the remains of Croyland Abbey, an Outstanding (2014) Ofsted rated primary school, super markets and Doctor's surgery.

The Cathedral City of Peterborough and the Georgian market town of Spalding are both within 10 miles along the A16 bypass. Peterborough offers a wide range of retail outlets, including the Queensgate Shopping Centre, cinema and ice skating, with the East Coast Mainline commuter services to London Kings Cross and Cambridge from 51 minutes.

About Crawford House

An attractive late 17th century Grade II listed house, which is believed to incorporate medieval sculptured fragments from Crowland Abbey, Crawford House, which takes its name from John Crawford, bailiff of the Manor, whose family lived in the property during the mid-1700s, offers elegantly proportioned accommodation comprising three reception rooms and six bedrooms, with a wealth of character and period charm over three floors.

It is a highly versatile house. It currently houses three generations of the same family, following annex

extension and conversion work in 2017 (planning ref. H02-0839-16), and is also ideal as a house and business base, be that holiday cottage, investment lets or a business' office base (subject to necessary Listed planning and change of use consents).

Accommodation

Crawford House: A central porch with pediment, pilasters, fanlight with radiating spokes and panelled reveal that accesses a stairwell hall flanked by two elegant, dual aspect, 18C panel walled reception rooms; the dining room being particularly striking with its herringbone timber floor, beamed ceiling and panelling with fluted pilasters and two semi-circular headed corner cupboards.

The generously proportioned 22' drawing room has a south facing bay to the garden, whilst the snug and the well appointed kitchen/breakfast room, with inglenook, exposed stonework and brickwork walls, flagstone flooring and partially vaulted ceiling, by contrast, has a more industrial feel.

The period grace and features continue at first floor. There are four spacious double bedrooms, two dual-aspect and one currently used as a dressing room, served by separate modern bathroom and shower rooms.







There are two further double bedrooms, with dormer windows with views towards deciduous tree lined parkland, and bathroom at second floor.

Garden Cottage is a linked, yet self-contained, single storey annex wing to Crawford House. It has a spacious triple aspect family living kitchen with doors to the garden, and two bedrooms served by a Jack & Jill en suite bathroom. Partially Western Red Cedar clad, with a green roof in part too, it has a modern feel.

The Stables is a detached two bedroom stable and coach house conversion of 2017, with an airy, bright barn conversion feel. A vaulted sitting room, with almost full height glass panels in parts and kitchen are flanked by two double bedrooms, each with a shower room. It is a lovely cottage.

Addressed South Street, the electrically gated main driveway is accessed from Thorney Road. It is framed by The Stables and Crawford House and has ample space for parking many vehicles.

Outside

The grounds lie to the east and south of the property and extend to 0.72 of an acre, or thereabouts. The principal garden is to the south of the house and lawned, with mature deciduous trees, shrubs and hedgerow boundaries offering great privacy.

Local authority

South Holland District Council
T: 01775 761161

Council Tax:

Crawford House Band G.
Garden Cottage & The Stables Exempt (Class W).

Energy Performance

Exempt

Date of Photography & Particulars: May 2020

Viewing

Strictly by appointment with Savills.

For viewings use the postcode PE6 0AL, which will take you to the main gates on Thorney Road



Crawford House, Crowland
House & Annex 472 sq m/5085 sq ft
The Stables 85 sq m/910 sq ft
Total 557 sq m/5,995 sq ft

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