

EST 1770

5 New Road, Spalding, Lincolnshire PE11 1BS

EMAIL admin@longstaff.com WEB www.longstaff.com

Longstaff.COM

SPALDING RESIDENTIAL



01775 766766

HOLBEACH 01406 422760

BOURNE 01778 420406



THE STATION HOUSE, STATION ROAD, MOULTON

Guide Price: £550,000 Freehold

Imposing 19th Century Former Village Railway Station incorporating the Station Master's House and waiting rooms with additional extended accommodation. Total site area approximately 0.73 acres with extensive parking, double garage, 'Travellers Rest' original building now incorporating garden room/games room, extensive established gardens. Situated within the highly sought after conservation village of Moulton.

Chance of a Lifetime!

www.longstaff.com



THE STATION HOUSE

STATION ROAD

MOULTON

Imposing 19th Century Former Village Railway Station incorporating the Station Masters House and Waiting Rooms with additional extended accommodation. Total site area approximately 0.73 acres with extensive parking, double garage, 'Travellers Rest' original building now incorporating garden room/ games room, extensive established gardens. Situated within the highly sought after and conservation village of Moulton.

Chance of a Lifetime!

ACCOMMODATION

Beneath the recessed porch area with original steps and through the front entrance door with glazed side panels to:

RECEPTION HALL:

4.51m x 2.81m (about 14'8" x 9'2"), double radiator, ceiling light, 2 eyeball light fittings above the raised feature planter with UPVC window overlooking the barbeque area, personnel door to the Garage.

ADJACENT INNER HALLWAY:

7.49m x 2.47m (about 24'8" x 8'1"), staircase off, fitted carpets, 2 ceiling lights, central heating thermostat control, double radiator, glazed external entrance door, doors arranged off to:

CLOAKROOM:

2.10m x 1.50m (about 6'10" x 5'0"), two piece suite comprising hand basin fitted within tiled surround with hot and cold taps, low level WC, obscure glazed window, ceiling light, radiator.

MAIN SITTING ROOM:

6.57m x 6.05m (about 21'6" x 19'10") overall, triple aspect with UPVC bowed window to the side elevation overlooking the garden with fitted window seat, two pairs of UPVC French doors to the front elevation and sliding patio doors to the rear accessing the patio area. Recessed alcove with a range of useful fitted storage cupboards and display shelves, full height brick chimney breast with raised hearth, clear view multi-fuel stove, wall lights, ceiling light, recessed ceiling lights, 2 radiators.

DINING ROOM:

4.34m x 3.83m (about 14'2" x 12'8"), part of the original house which was the original ladies waiting room within the Station House with 3 sealed unit double glazed picture windows overlooking the garden, recessed ceiling lights, coved cornice, pendant light fitting, wall light, double radiator.

SNUG/FAMILY ROOM:

4.24m x 3.70m (about 13'10" x 12'2"). This was the former station master's sitting room. UPVC window to the side elevation overlooking the driveway, double radiator, coved cornice, ceiling light, 2 wall lights, brick fire surround with raised hearth and Baxi open grate.

FITTED KITCHEN:

4.76m x 4.47m (about 15'6" x 14'6"), former clerk's office with tiled floor, comprehensive traditional range of fitted units comprising base cupboards and drawers beneath the tiled worktops with inset contemporary Villeroy and Boch double bowl single drainer shaped sink unit with mixer tap, intermediate wall tiling, Belling dual fuel Range style cooker with canopied multi-speed cooker hood above, plumbing and space for dishwasher, space for refrigerator, built-in triple width three quarter height provision cupboard, eye level wall cupboards, glazed display shelf, UPVC bowed window overlooking the garden with tiled sill, recessed ceiling lights, radiator, open arch:

ADJACENT BREAKFAST AREA:

4.42m x 2.45m (about 14'1" x 8'0"), former goods and parcels office with breakfast bar, tiled floor, UPVC windows to the side and front elevations, multi-pane glazed external entrance door to the front elevation, pine panelled ceiling, ceiling light, double radiator, 2 wall lights.

WALK-IN PANTRY:

2.05m x 1.45m (about 6'8" x 4'10"), window overlooking the driveway, tiled floor, range of fitted shelves, ceiling light, modern Tapworks water softener.

UTILITY ROOM:

2.71m x 2.03m (about 8'10" x 6'6"), single drainer stainless steel sink unit set within tiled surround with cupboards beneath, tiled splashback and plumbing and space for washing machine, tiled floor, one pine panelled wall, ceiling light, half glazed external entrance door, gas fired central heating boiler.

From the Inner Hallway the carpeted staircase rises to:

FIRST FLOOR

GALLERIED LANDING:

2.91m x 1.45m (about 9'6" x 4'10"), multi pane arched window, ceiling light, built-in Airing Cupboard housing the insulated hot water cylinder, radiator, central heating thermostat control, door to:

MASTER BEDROOM:

6.05m x 3.13m (about 19'10" x 10'4") plus 3.30m x 2.98m (about 10'10" x 9'9"), large 'L' shaped room with 2 ranges of extensive fitted wardrobes with overhead store cupboards, kneehole style dressing table with various fitted drawers, 2 radiators, ceiling light, wall lights, coved cornice, UPVC bowed window to the side elevation and UPVC windows to the front and rear elevations.

EN-SUITE BATHROOM:

2.64m x 2.82m (about 8'8" x 9'3"), fully tiled walls, fitted four piece suite comprising panelled bath with mixer tap, shower attachment and hand grips, bidet, low level WC, hand basin with hot and cold taps set within tiled surround, store cupboards beneath, electric shaver point, ceiling light, UPVC window, double radiator.

SHOWER ROOM:

2.34m x 1.74m (about 7'8" x 5'9") plus 1.35m x 1.21m (about 4'6" x 4'0"), part tiled and part panelled walls, fitted three piece suite comprising shaped tiled corner shower cubicle with fitted shower, pedestal wash hand basin with hot and cold taps, low level WC, radiator, UPVC window, ceiling light.

From the Galleried Landing two steps lead up to the:

SECONDARY LANDING:

With ceiling light, window, radiator and doors arranged off to:

BEDROOM 2:

4.40m x 4.01m (about 14'4" x 13'0"), 2 UPVC windows overlooking the garden, double radiator, ceiling light, recessed ceiling light, access to roof space, kneehole style dressing table with various fitted drawers, 2 large double wardrobes with overhead storage cupboards.

BEDROOM 3:

4.75m x 4.60m (about 15'6" x 15'0"), window overlooking the garden, double radiator, ceiling light, recessed ceiling light, 2 wall lights, ornamental fireplace, 2 fitted double wardrobes with overhead storage and a central vanity hand basin with tiled surround, store cupboards beneath and wall light above, access hatch into side loft storage area.

BEDROOM 4:

4.32m x 3.50m (about 14'1" x 11'6"), window overlooking the driveway, double radiator, ceiling light, 2 fitted double wardrobes with overhead storage. Original Station Masters desk with drawers and storage units.

PHOTOGRAPHS OF THE STATION HOUSE, MOULTON



Reception Hall



Main Sitting Room



Dining Room



Fitted Kitchen



Master Bedroom



En-Suite Bathroom



Bedroom 4



OUTSIDE

Vehicular access is gained on to the extensive tarmacadam driveway and turning area with parking space for numerous vehicles and access to:

DOUBLE GARAGE:

5.79m x 5.30m (about 19'0" x 17'3"), up and over door, power and lighting, concrete floor, overhead storage, personnel door, door to:

FREEZER ROOM/STORE:

5.11m x 2.44m (about 16'9" x 8'0"), loft storage space, UPVC window, half glazed door opening on to the patio area, useful appliance/storage space.

BRICK STORE:

3.7m x 2.5m (about 12'3" x 8'2"), this quaint single storey brick building is the original weighbridge room and has a brick floor, entrance door and window providing useful garden tool storage.

THE GARDENS:

The principal gardens are situated away to the front (south side) and side (west side) and include formal lawned garden areas with extensive stocked borders with a variety of plants, shrubs, rose bushes etc. The extensive brick paved patio area is situated immediately to the front of the house and includes part of the former platform. There is an extensive lawned side garden and a split level patio with sheltered barbeque area round to the western side of the property. From the former platform area a block paved pathway leads across to the remnants of the former south side of the platform with access to:

'THE TRAVELLERS REST':

8m x 3m (about 26' x 9'10") external measurement, this red brick building with ornate decorative fascias has an integral brick built drinks bar and can be described as a Garden Room/Play Room.

There is a further lawned garden to the rear of this building and almost the entire plot is framed by a neatly manicured conifer hedge.

DIRECTIONS:

From Spalding proceed in an easterly direction along the A151 Holbeach Road and continue for around 3.5 miles to the village of Moulton. Turn right into Bell Lane, proceed straight through the centre of the village and continue into Station Road. After passing the entrance into The Sidings on the right hand side the property is the next on the right hand side.

AMENITIES:

Moulton is an attractive well served and popular village with amenities including Moulton Harrox primary school, doctors surgery, village church, historic working mill, butchers shop, general stores and post office, hairdressers, public house etc. The market town of Holbeach is approximately 4 miles to the east and the historic market town of Spalding is approximately 4 miles to the west with a variety of amenities including extensive shopping, banking, educational, commercial and sporting facilities, the historic River Welland with it's innovative water taxi service, Springfields Retail Outlet and Festival Gardens along with bus and railway stations. The cathedral city of Peterborough is approximately 21 miles to the south of the property accessed via the vastly improved and recently re-routed A16. Peterborough has easy access on to the A1 and also a fast train link along the East Coast main line to London's Kings Cross minimum journey time 50 minutes.

HISTORICAL NOTE

This imposing former Station House and Railway Station formed part of the Midland and Great Northern Railway (often referred to as the 'Muddle and go Nowhere line') which was operational from 1893 until its closure in the early 1970's. The current vendors of the property purchased it from the Railway Company and personally carried out and oversaw the renovation, restoration and conversion into the fine dwelling house and superb gardens which have been enjoyed by these vendors for over 30 years. A full internal inspection is highly recommended.

WHAT TO DO NEXT...

VIEWING

By appointment with R Longstaff & Co. Spalding Office

CALL 01775 766766

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, Longstaffs offer free market advice and appraisal throughout the South Lincolnshire area and will be pleased to assist - please telephone us at any time.

GENERAL INFORMATION

TENURE

Freehold with vacant possession upon completion.

SERVICES:

All mains services. Metered water.

COUNCIL TAX:

Band F

LOCAL AUTHORITIES

*South Holland District Council Priory Road, Spalding, Lincs. PE11 2XE **CALL 01775 761161***

*Anglian Water Services Ltd. PO Box 46, Spalding, Lincs. PE11 1DB **CALL 0800 919155***

*Lincolnshire County Council County Offices, Newland, Lincoln LN1 1YL **CALL 01522 552222***

PARTICULAR CONTENT

Longstaffs make every effort to produce accuracy and reliable details, but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement in brackets is approximate and only intended as a guide for those not fully conversant with metric measurements

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the viability of these with their solicitors or surveyors

These particulars are issued subject to the property described above not being sold, let, withdrawn, or otherwise disposed of. The particulars are believed to be correct, but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

EST 1770



Longstaff^{COM}

CHARTERED SURVEYORS



The Station House (2010)



Moulton Station (1959)

Energy Performance Certificates to be Inserted



www.Longstaff.com

