



## STRAWBERRY HALL CROSSGATE SPALDING, PE13 5QT

**£850,000  
FREEHOLD**

Strawberry Hall – An Elegant Georgian Residence with Extensive Grounds

An exceptional opportunity to acquire a truly remarkable property, Strawberry Hall is a distinguished Grade II Listed Georgian farmhouse, rich in history and character and believed to date back to circa 1740. Tucked away in a peaceful, private setting on the edge of the desirable village of Tydd St Mary, the home is set within beautifully landscaped formal gardens of approximately 2 acres, with the total plot extending to around 3 acres (subject to measured survey) – offering excellent potential for paddocks or equestrian use.

Lovingly maintained and presented to an exceptional standard, the property showcases a wealth of elegant period features and offers generous, adaptable living space arranged over three principal floors. There is also outstanding scope to further develop the extensive basement and attic areas.

Constructed in traditional clay brick beneath a slate roof, Strawberry Hall impresses with its striking Georgian façade, tall sash windows, ornate cornicing, and grand ceiling heights throughout – a rare opportunity to own a piece of Georgian heritage in a sought-after rural location.

# STRAWBERRY HALL CROSSGATE

- Grade II Listed • Georgian Farmhouse • Five Bedrooms • Immaculate Condition • Extensive Basements • 2 Acre Landscaped Gardens • Approx. 3 acres land total • Potential for Paddocks or Equestrian Use • Private Driveway • Village Edge Location



## Summary

### Ground Floor

#### Reception Hall

A striking entrance hall featuring fluted columns, arched details, and decorative cornicing, leading to the main staircase—setting the tone for the character found throughout the home.

#### Drawing Room

A beautifully proportioned, double-aspect room flooded with natural light. Highlights include a grand fireplace with marble surround, original sash windows with shutters, and refined period charm.

#### Dining Room

Spacious and elegant with exposed timber flooring, sash windows, a feature fireplace, and detailed cornicing—ideal for entertaining.

#### Kitchen

Fitted with traditional pine cabinetry and high-quality granite worktops, the kitchen retains historic features including the original bell board and pantry. A stainless steel sink and ample workspace complete this practical and characterful space.

#### Cloakroom/Bathroom

Conveniently located on the ground floor with a bath, basin, and WC.

#### Basement Level

Accessed internally and via ground-level doors to the side and rear, the substantial basement offers outstanding development potential and could be seamlessly integrated into the main living accommodation. The current layout includes:

#### Boiler Room

#### Wine Cellar

#### Garden Room

#### Wood Store

## Two Office Spaces

Additionally, a Garage with sliding door and personal access from the driveway is situated on this level.

#### First Floor

#### Five Bedrooms

Each bedroom is full of character, with several featuring original fireplaces, fitted wash basins, and far-reaching countryside views.

#### Main Bathroom

A generous family bathroom with excellent potential to reconfigure into an en suite or to upgrade further to suit individual needs.

#### Gardens & Grounds

Set within approximately 3 acres (subject to measured survey), including 2 acres of formal gardens, the grounds of Strawberry Hall are a true highlight. The outdoor spaces are thoughtfully designed to provide privacy, structure, and year-round visual interest.

Sweeping double entrance driveway with turning circle

#### Mature trees and structured lawns

A wide variety of flowering shrubs and plants

#### Ornamental pond and vegetable garden

Summer house, greenhouse, and timber garage

Sheltered terraces, garden walkways, and secluded seating areas

Ample space for additional garaging or outbuildings (STP)

The home sits centrally within the plot, enjoying open rural views and exceptional privacy

#### Location

Tydd St Mary is a picturesque village located on the Cambridgeshire–Lincolnshire border, offering a peaceful rural lifestyle with easy access to local amenities. The village includes a shop, primary school, and church, with nearby connections to Long Sutton, Wisbech, and King's Lynn.

#### Services

Mains water and electricity

Oil-fired central heating

Private drainage system

#### Viewings & Further Information

This is a rare chance to acquire a beautifully preserved period residence of considerable distinction. With its elegant accommodation, extensive gardens, and potential for further enhancement, Strawberry Hall offers a unique blend of heritage, charm, and rural tranquillity. Early viewing is strongly recommended.

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

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# STRAWBERRY HALL

## ADDITIONAL INFORMATION

**Local Authority –**

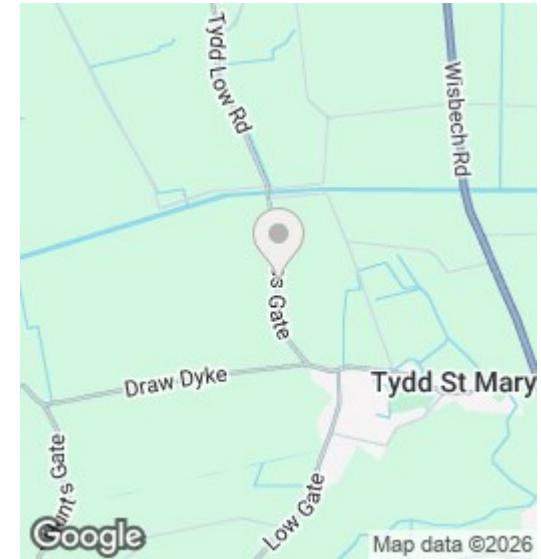
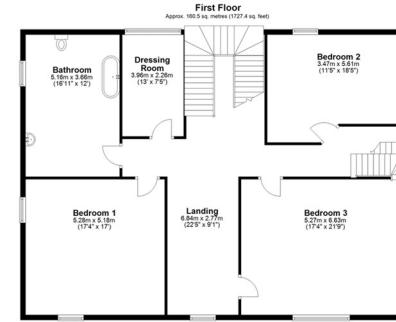
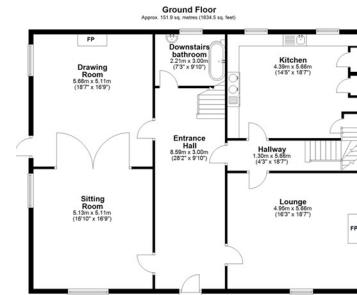
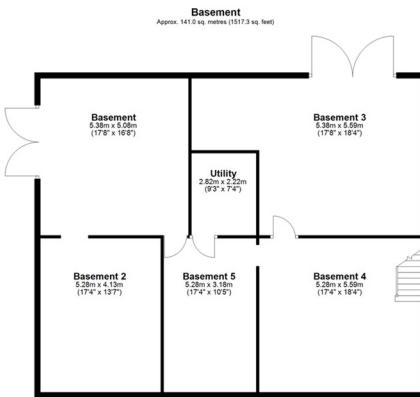
**Council Tax – Band**

**Viewings – By Appointment Only**

**Floor Area – 5250.00 sq ft**

**Tenure – Freehold**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	24	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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