WELLAND FARMHOUSE SURFLEET MARSH

SPALDING, PE11 4DW

£800,000

FREEHOLD

Guide Price £800,000 - £900,000.

An exceptional five-bedroom detached residence extending to approximately 6,250 sq ft, set within beautifully landscaped grounds in the sought-after rural location of Surfleet Marsh. Finished to an outstanding specification throughout, this stunning home boasts four reception rooms, five bathrooms total four of which are en-suite, a superb open-plan living space with log burner, games room, and extensive parking for up to 12 vehicles. Combining luxury, space, and countryside tranquillity, this is a truly remarkable family home that must be viewed to be fully appreciated.

WELLAND FARMHOUSE

• IMMACULATELY PRESENTED • LARGE MULTIGENERATIONAL FAMILY HOME • STUNNING GARDENS • LARGE OPEN PLAN KITCHEN/LIVING ROOM • ANNEXE POTENTIAL • UNDERFLOOR HEATING • FIVE BATHROOMS • CHARACTER PROPERTY • COMPLETELY REFURBISHED TO A HIGH STANDARD • LARGE AT HOME OFFICE SPACE

Entrance Hall

Entrance to the property can be gained from the driveway to the front of the property, once inside you are greated by a large entrance hall, with luxurious tiled floors, a skylight and underfloor heating. Doors leading to the large garage, downstairs wet room, downstairs WC and store room.

Quadruple Garage

With two oversized electric roller doors open to reveal a significant garage space, enough for four cars with ample additional storage space for a small workshop, this garage space also features full electric with many sockets around the walls and the water heating system and a ground source heating system.

Wet Room

Situated just of the entrance hallway this full dedicated wet room is the perfect space to wash your furry friends muddy paws before allowing them in the house fully. This shower room also features multiple shower heads along the wall to create a real spa like experience.

WC

Downstairs WC, situated of the entrance hallway.

Storage

A large storage closet, perfect for storing winter coats and boots.

Kitchen/diner/living room

Once leaving the side entrance hall you can walk through to the heart of this immaculate home, the open plan kitchen, dining room and living room. The Kitchen features a large and sociable central island, with a granite style worktop, two basin country style sink, 5 ring burner gas hob, ample storage space, eye level oven and microwave surrounded by additional cupboards. The dining space is situated to the side a large enough area to easily accommodate even the biggest dining room table. The center piece of this room is the feature fireplace in the middle, which has exposed brick built pillars surrounding a large log burning fireplace which is visible both on the kitchen and dining room side and the living room side. There are bi-folding doors which open onto the patio area to the front of the property and allow unobstructed views of the stunning gardens.

Pantry

A rare sight in most houses in 2026, however this dedicated pantry space is the perfect addition to this stunning house.

Utility

Dedicated utility room, with worktop, sink basin and plumbing space for a washer and dryer.

Hallway

Located just of the kitchen/living room, this hallway allows access to the rear of the property, the grand hallway features a high quality wooden flooring and stunning spiral staircase leading to the first floor accommodation.

Lounge

The lounge is a large space, featuring double doors onto the front patio area, a feature wood burning fireplace, ample sockets and tv points.

Study

Perfect space for a quiet study, featuring wooden flooring, windows to side.

Hallway

Window to side, door to:

Office

This home currently uses this space as a office and work place, however it could be repurposed to being an at home gymnasium or even be converted to a separate annex.

Office Kitchen

The small kitchen that support the office space featuring worktops, eye level cupboards, sink basin, dishwasher and space for a fridge.

Office WC

WC, featuring toilet and sink basin

Conference room

Dedicated conference room space, with feature glass wall partition, once again it allows for a vast number of applications.

Landing

Large landing, accessed via the stunning spiral staircase with ample natural light courtesy of the large curved window above the staircase. With loft access and loft ladder

Landing Storage

Additional hallway storage space currently being utilised as a server room feeding high speed internet to the whole property.

Master Bedroom

Master bedroom, featuring carpeted flooring, windows to front elevation, tv and electrical points.

Master Bedroom 1 En-suite Bathroom

Four piece bathroom suite for the master bedroom, featuring two sinks, large walk in shower, freestanding bath and toilet basin.

Dressing Room

Servicing the first bedroom, with built in wardrobe with sliding doors.

Landing Storage

Great amount of storage space located on the landing

Bedroom 2

Second bedroom, with carpet flooring, electric and tv points.

Bedroom 2 En-suite Shower Room

Ensuite shower room servicing the second bedroom, with shower, sink and toilet basin.

Bedroom 3

Carpet flooring, Window to front, Storage cupboard, electric and tv points.

Bedroom 4

Carpet flooring, electrical and tv points, Window to front, Storage cupboard,

Bedroom 4 En-suite Shower Room

Ensuite shower room, servicing bedroom 4, with shower, sink and toilet basin.

Bedroom 5

Carpet flooring, electrical and tv points, Window to side, built in wardrobe,

Bedroom 5 En-suite Shower Room

Ensuite servicing bedroom 5, with shower, sink and toilet basin.

Landing

Small landing with velux window allowing access to rooms.

Large Games room

Stunning games room space, this is the perfect man cave or family room, with velux windows and additional box windows to front, featuring a well stocked at home bar!

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ADDITIONAL INFORMATION

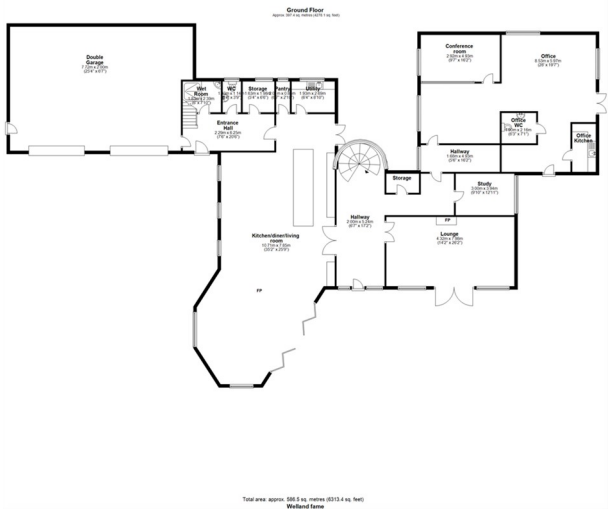
Local Authority – South Holland

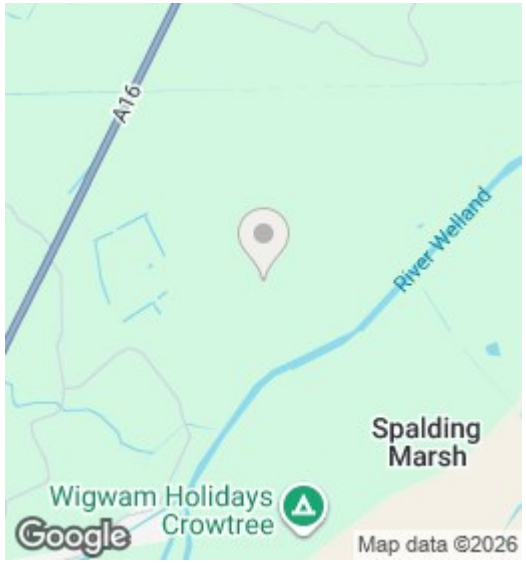
Council Tax – Band E

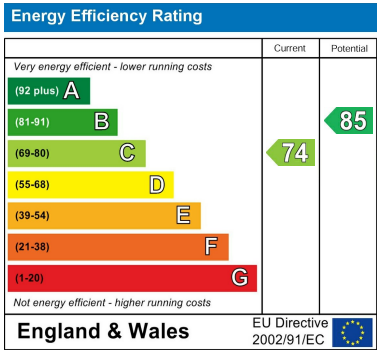
Viewings – By Appointment Only

Floor Area – 6250.00 sq ft

Tenure – Freehold







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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