



## 15-16 Cowbit Road, Spalding, PE11 2RD

**£550,000**

- Impressive character property
- Overlooking the river Welland to front
- Potential conversion opportunity
- Secure parking area through gates
- Games room with separate entrance
- Versatile property
- Workshop with separate entrance and further outbuildings
- Conservation area
- Prime location for access to town
- Potential to purchase property with no forward chain

A Unique Riverside Home in the Heart of Spalding  
 With stunning views across the River Welland, this beautiful and truly one of a kind home offers over 4,000 sq ft of versatile living space, including an impressive workshop that holds incredible potential, ideal for conversion into a studio, additional accommodation, or even a creative workspace.  
 Set on one of Spalding's most desirable roads, the location is hard to beat. A stone's throw away lies the historic Ayscoughfee Hall and Gardens, while the esteemed Ayscoughfee Hall School sits just across the river, making this home perfect for families seeking charm and convenience.  
 Boasting six generously sized bedrooms and a striking, unique architectural style, the property stands out from anything else in the area. Whether you're drawn to its historic character, its flexible layout, or the opportunity to craft something entirely bespoke, this riverside retreat invites you to create your next chapter in a truly inspiring setting.

#### **Entrance Hall 11'0" x 6'3" (3.36m x 1.93m)**



Storm porch leading to the UPVC door to front. Arch window to front for natural light into the hallway. Ceramic tiled flooring. Exposed stone feature wall. Partially panelled walls.

#### **Main hallway 7'8" x 26'2" (2.35m x 8.00m)**



Stable wooden door to rear overlooking the patio area. Wooden window to rear. Cast iron radiator. Wooden flooring. Panelling to walls. Understairs storage cupboard with trap door leading to cellar. Stairs to first floor. Spot lighting. Built in storage.



#### **Cellar 7'7" x 40'4" (2.32 x 12.3)**

Entered via the trap door under the staircase with steps leading down to a large area. A useful space for storage with power and lighting.



**Dining Room 11'1" x 19'3" (3.38m x 5.89m)**

Double glazed bowed window to front with Georgian bars. Two cast iron radiators. Parquet flooring. Ceiling rose lighting. Feature book case set in alcove and with two doors leading to the entrance hall and inner main hallway.

**Lounge 19'10" x 12'7" (6.07m x 3.84m)**

Double glazed window to front. Wooden flooring. Raised feature fireplace with wooden mantle surround, tiled hearth and inset free standing log burner. Double internal doors with side panels leading to Kitchen/Breakfast Room.

**Kitchen/Breakfast Room 15'6" x 18'11" (4.74m x 5.79m)**

Double glazed window to side. Matching base and eye level units. Spot lighting. Eye level built in Neff oven and grill. Electric hob with Neff stainless steel extractor hood over. Built in Bosch dishwasher. Built in pull out bin. Pull out larder. Built into worktop

stainless steel sink with drainer and mixer tap over. Tiled splash backs. Space for American style fridge/freezer. Breakfast bar with storage. Built in Neff coffee machine. Ceramic tiled flooring with underfloor heating. Raised bricked area with log burner inset with tiled surround and a beautiful wooden mantelpiece.



#### Utility Room 12'9" x 7'1" (3.91m x 2.17m)



Double glazed window to rear and side. UPVC door to side. Matching base units. Stainless steel sink and drainer with mixer tap over. Tiled splash backs. Space and plumbing for washing machine. Space for tumble dryer. Tiled flooring.

#### Boiler Room 5'2" x 5'1" (1.60m x 1.57m)

Glow worm boiler. Hot water cylinder. Fuse board and a handy area for drying clothes.

#### Downstairs Shower Room 7'7" x 5'9" (2.32m x 1.77m)



Window to rear. Partially tiled walls. Tiled flooring. Tiled double shower enclosure with shower unit. Heated towel rail. Wash hand basin. Toilet. Extractor fan.

#### Cloakroom 9'2" x 5'1" (2.81m x 1.57m)



Window to rear. Corner wash hand basin with unit beneath. Toilet. Heated towel rail. Tiled flooring. Step up to a handy area for coats and additional storage and another door leading to rear hallway.

#### Rear Hallway 8'4" x 6'7" (2.55m x 2.03m)

Double doors leading to decking area. Feature ceiling beams. Quarry tiled flooring and doors leading to office and games room.



**Office 11'1" x 11'6" (3.38m x 3.52m)**

Wooden window to rear. Feature arched window to side. Wooden flooring. Built in office units and shelving.

**Games Room 16'11" x 24'7" (5.17m x 7.50m)**

Two wooden windows to front. Wooden beamed ceiling. Log burner. York stone flooring. Feature walls. Stairs leading to separate entrance.

**First Floor Landing 8'2" x 17'0" (2.51m x 5.19m)**

Feature stained glass window to rear. Double glazed window to rear. Carpeted. Radiator. Wall lighting.

**Main Bathroom 7'8" x 9'8" (2.36m x 2.97m)**

Double glazed window to rear. Spot lights. Sunken

bath set within a tiled surround, chrome taps and separate shower attachment. Partially tiled walls. Tiled flooring. Wash hand basin set in vanity unit with storage. Radiator. Tiled flooring. Spot lighting.

### **Bedroom 11'1" x 11'11" (3.40m x 3.65m)**



Double glazed window to front. Built in storage cupboard. Carpeted. Radiator.

### **Bedroom 8'1" x 13'2" (2.48m x 4.02m)**



Double glazed window to front. Radiator. Carpeted.

### **Bedroom 15'5" x 12'2" (4.72m x 3.73m)**



Double glazed window to front. Radiator. Carpeted. Storage over the stairs. Wooden beam feature. Built in cupboards. Door leading to Dressing Area.

### **Dressing Area 6'8" x 6'4" (2.05m x 1.94m)**



Built in wardrobes. Loft access. Carpeted. Door to En-suite.



**En-suite 8'7" x 6'5" (2.62m x 1.97m)**

Wooden double glazed window to rear. Coving to ceiling. Partially tiled walls. Tiled flooring. Heated towel rail. Tiled flooring. Wash hand basin with wooden cabinets beneath. Tiled splash back. Double shower cubicle with shower attachment over. Extractor fan. Door leading to further bedroom.

**Bedroom 20'3" x 12'7" (6.19m x 3.84m)**

Wooden windows to side and rear with Georgian bars. Radiator. Built in storage cupboards and opening leading to shared dressing room dressing with built in wardrobes making a handy space near the en-suite

**Second Floor Landing**

Narrow staircase leading to two bedrooms on the second floor

**Bedroom 11'4" x 13'5" (3.46m x 4.10m)**

Double glazed tilt and turn window to front overlooking the river. Carpeted. Radiator.

**Bedroom 11'6" x 10'11" (3.53m x 3.35m)**

Double glazed tilt and turn window to front overlooking the river. Carpeted. Radiator. Exposed beams. Large built in storage cupboard.

**Workshop 26'0" x 23'5" (max) (7.93m x 7.16m (max))**

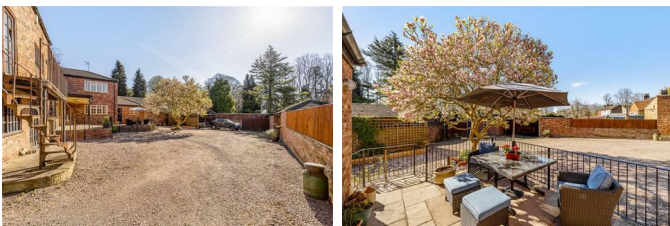
Spiral staircase leading to the workshop. Wooden door opening to large workshop. Windows to front and rear. Log burner. Stairs leading to further workshop area. Has been and currently is still being used as a working carpentry workshop with endless possibilities.

**Workshop 26'2" x 17'5" (8.00m x 5.33m)**

Steps up from the other side of the workshop. Windows to front and rear.

**Cloakroom**

Window to rear. Toilet. Wash hand basin.

**Outside**

To the front, the property boasts a low-maintenance area enclosed by smart metal railings, adding a touch of executive charm and curb appeal. To the side, electric wooden gates open beneath an overhead workshop, leading through to a generously sized rear area.

At the rear, the garden features established trees and mature shrubbery, beautifully complementing the low-maintenance gravelled layout. Steps lead

up to a raised patio, thoughtfully divided into two zones—one covered with a canopy, ideal for enjoying the outdoors in all weather, and the other open to soak up the sun in this natural sun trap.

Towards the back of the plot, you'll find a wealth of additional space, including an open fronted double garage, two brick-built storage rooms, and a double carport. With its blend of functionality, charm, and future potential, the outdoor space offers something for everyone.

Car Port: 5.73m x 4.62m

Car Port: 4.06m x 5.20m

Car Port: 5.72m x 7.27m

**Open double size car port 26'8" x 17'0" (8.15m x 5.19m)****Brick store 12'7" x 15'1" (3.84m x 4.62m)****Property Postcode**

For location purposes the postcode of this property is: PE11 2RD

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

- Plans have been drawn for conversion of the commercial building into apartments and are available for inspection upon request. Annexe accommodation or useful business premises could also be a possibility subject to Planning Consent. The Rateable Value of the commercial parts of the property is £3,350 (2023 List).

**Verified Material Information**

Tenure: Freehold

Council tax band: D

Annual charge: No

Property construction: Brick built



Electricity supply: Eon  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Anglian Water  
 Sewerage: Mains  
 Heating: Gas central heating  
 Heating features: No  
 Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
 Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice but None over Data.  
 Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Car port  
 Building safety issues: No  
 Restrictions: No  
 Public right of way: No  
 Flood risk: Surface water - low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.  
 Coastal erosion risk: No  
 Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.  
 Accessibility and adaptations: No  
 Coalfield or mining area: No  
 Energy Performance rating: D65

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### Disclaimer

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### Location

Spalding is a historic market town in Lincolnshire, best known for its rich agricultural heritage and long standing connection to the flower industry. Once regarded as the heart of the UK's bulb-growing trade, the town was famous for its annual Spalding Flower Parade, a spectacular event celebrating the region's tulip-growing history. After a hiatus, the parade made a highly anticipated return, bringing vibrant floral displays, community spirit, and visitors from across the country to enjoy this cherished tradition.

Beyond its historical significance, Spalding offers excellent schooling with its many Primary Schools including Ayscoughfee Hall Independent Preparatory School, additionally Grammar Schooling is provided by the high performing Girls Spalding High School and the Boys Spalding Grammar School, all of which are a few minutes walk from Langtoft House.

Spalding offers a blend of history and cultural heritage with modern facilities. Traditional attractions such as Ayscoughfee Hall with its lovely gardens and newly re-furnished tennis courts sits comfortably with the more modern additions such as the South Holland Centre that showcases live shows and cinema facilities, the Water Taxis to Springfields Shopping Centre. In addition, Spalding offers

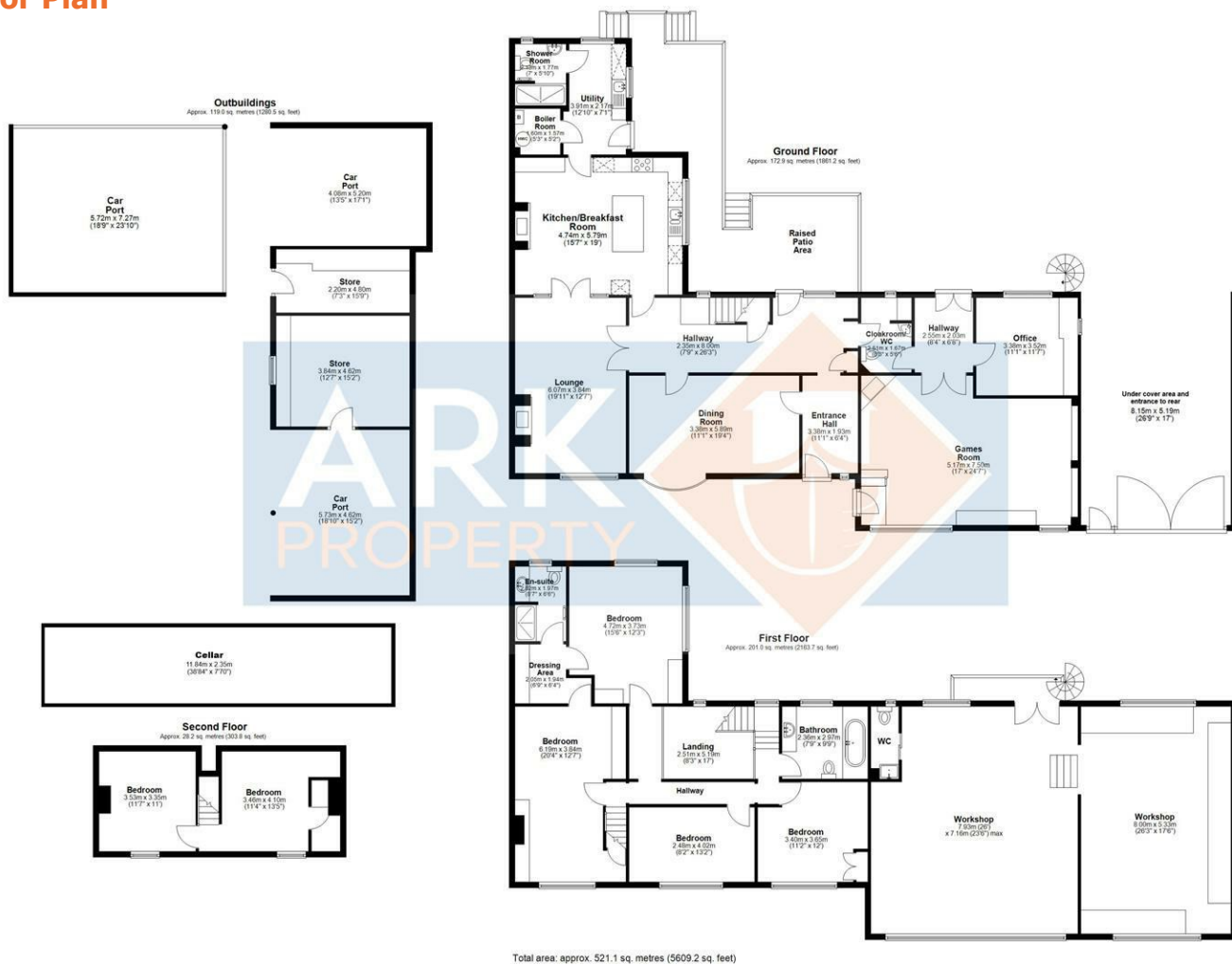
access to fast rail services to London, with the train station and all the amenities being a few minutes walk from Langtoft House.

These facilities are to be further enhanced by the addition of a state of the art sports and leisure complex which will be developed over the next two years offering top tier facilities for fitness, social activities, and community events.

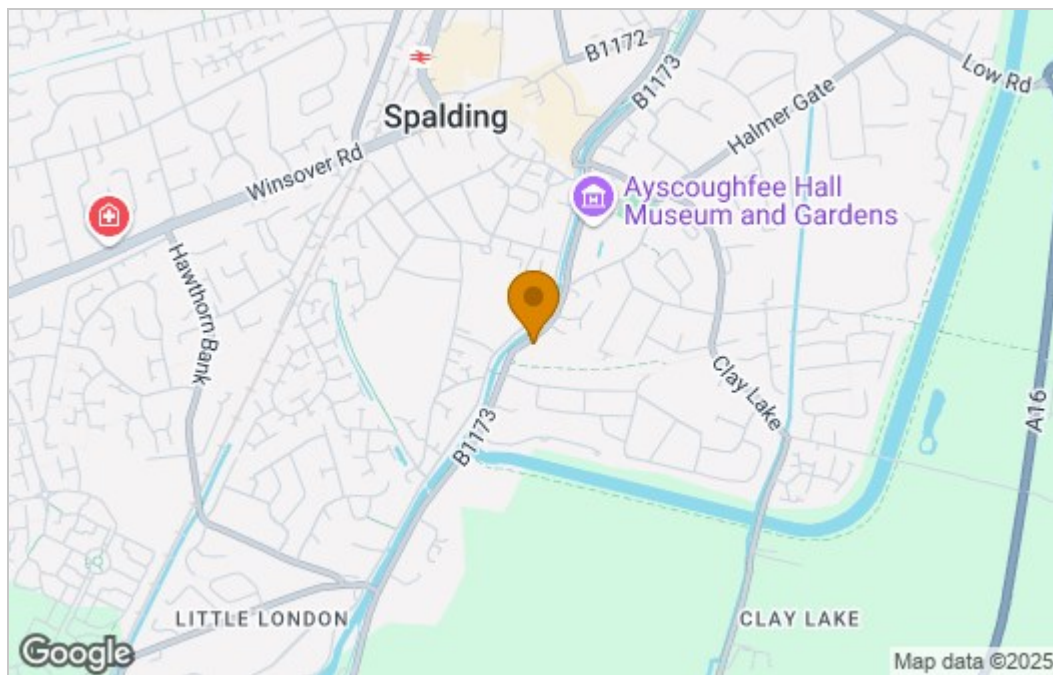
This exciting addition will enhance the town's amenities, making it even more appealing for families and professionals seeking a well-balanced lifestyle. Spalding offers a unique and thriving environment—perfect for those looking to enjoy the charm of a market town with the benefits of contemporary living.



## Floor Plan



## Area Map



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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