



Tudor Lodge, Fen Road, Holbeach PE12 8QD

£1,600,000



An imposing Manor House which retains style, grace and a raft of period features. With its generous proportions, numerous grand reception rooms and extensive leisure facilities including large indoor swimming pool, tennis court with pavilion, professional style cinema and self-contained bar / games room, Tudor Lodge is reminiscent of the kind of luxury property many enjoy for a spa break getaway.

KEY FEATURES

- Fantastic leisure facilities including a swimming pool, tennis court, cinema room, bar/games room and gym
- Two one bedroom annexes
- Five double bedrooms in main manor house
- Quadruple garage and ample parking
- Living room, dining room, bespoke glass and oak kitchen / breakfast room, office and gym

LEISURE FACILITIES / OUTDOORS

With a variety of different leisure facilities this exquisite home is fantastic for entertaining. Whether you wish to sit underneath the sparkly lights and cozy up watching a film in the cinema room or have a competitive game of tennis, it really has it all.

The indoor swimming pool is a fantastic addition room with a steam room and adjoining half moon hot tub area.

The light in this room beams in through the sky lights. There is changing rooms located in the six arch french door hallway.

Venturing outside the main home, there is a games/bar area, ideal for a game of pool.

The front is equally impressive with iron gates leading to a circular gravel drive. The grounds are impressive with mature trees and ample parking.

ANNEXES

Outside of the main manor you will find two separate annexes. Both with kitchens, bedroom and bathroom.

THE MAIN HOUSE

The first floor hosts five bedrooms with an en-suite to bedroom one and a Jack and Jill bathroom to bedroom four and five.

THE LOCATION

The town of Holbech is located 8.1 miles east of Spalding and 24 miles north of the city of Peterborough. The town is well serviced with a wide variety of shops and restaurants as well as the very popular Holbech college.

ENTRANCE

25' 2" (max) (7.67m) 13' 2" (min) x 42' 1" (4.01m x 12.83m)(approx)

LIVING ROOM

17' 4"(into bay) x 16' 7" (5.28m x 5.05m) (approx)

OFFICE

15' 3" x 13' 9" (4.65m x 4.19m) (approx)

CLOAKROOM

10' 7" x 9' 0" (3.23m x 2.74m) (approx) L- Shape

DINING ROOM

17' 5" x 15' 3" (5.31m x 4.65m) (approx)

KITCHEN / LIVING AREA

16' 5"(min) (5.00m) 23' 9"(max) x 41' 2"(7.24m x 12.55m)(L- Shape) (approx)

BOOT ROOM

9' 5" x 11' 0" (max) (2.87m x 3.35m) (approx)

UTILITY / LAUNDRY ROOM

9' 2" x 11' 1" (2.79m x 3.38m) (approx)

INNER HALL

9' 5" x 12' 0" (2.87m x 3.66m) (approx)

CINEMA

18' 9" x 21' 2" (5.71m x 6.45m) (approx)

WC

SHOWER ROOM

POOL ROOM / GYM

15' 5" x 24' 3" (4.70m x 7.39m) (approx) Spiral staircase

DRESSING ROOM

13' 8" x 23' 0" (4.17m x 7.01m) (approx)

SWIMMING POOL ROOM

42' 6" x 65' 8"(max) (12.95m x 20.02m) (approx)

SAUNA

FIRST FLOOR

BEDROOM 1

17' 4" x 14' 9" (5.28m x 4.50m) (approx)

ENSUITE

8' 2" x 9' 0" (2.49m x 2.74m) (approx)

BEDROOM 2

17' 7" x 14' 9" (5.36m x 4.50m) (approx)

BEDROOM 3

14' 9" x 13' 6" (4.50m x 4.11m) (approx)

BEDROOM 4

9' 0" x 11' 9" (2.74m x 3.58m) (approx)

BATHROOM

7' 7" x 9' 3" (2.31m x 2.82m) (approx)

BEDROOM 5

9' 2" x 11' 5" (2.79m x 3.48m) (approx)

JACK AND JILL

4' 8" x 7' 4" (1.42m x 2.24m) (approx)

ANNEXE - FIRST FLOOR APARTMENT

LIVING ROOM

21' 1" x 20' 2" (6.43m x 6.15m) (approx)

KITCHEN

12' 2" x 9' 1" (3.71m x 2.77m) (approx)

BEDROOM

20' 9" x 13' 0" (6.32m x 3.96m) (approx)

BATHROOM

9' 1" x 7' 1" (2.77m x 2.16m) (approx)

GROUND FLOOR APARTMENT

KITCHEN/ LIVING AREA

24' 2" x 13' 0" (7.37m x 3.96m) (approx)

BEDROOM

20' 2" x 10' 1" (6.15m x 3.07m) (approx)

BATHROOM

ENTERTAINMENT ROOM

23' 3" x 20' 2" (7.09m x 6.15m) (approx)

GARAGES

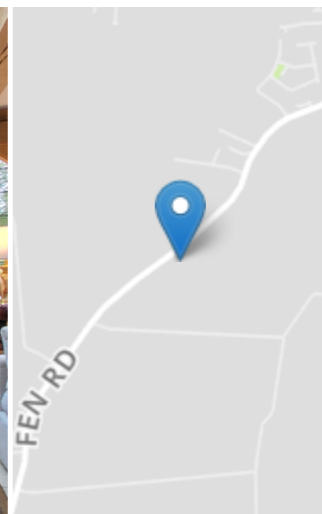
There are four garages

OUTSIDE

Tennis Court

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales		
	52	67

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.