

## Energy Efficiency Graph



## Area Map

Please contact our City & County Estate Agents - Crowley and Office on 01733 212305 if you wish to arrange a viewing appointment for this property or further information.

## Viewing



## Floor Plan



# St. Guthlac's Close

**£499,000 - Freehold - Tax Band - D**



## St. Guthlac's Close

Crowland, Peterborough, PE6 0ES

Tucked away within the sought-after residential cul-de-sac of St. Guthlac's Close, Crowland, this substantial detached home offers exceptionally versatile and spacious accommodation, perfectly suited to multi-generational living or growing families. Enjoying uninterrupted, picturesque views of the iconic Crowland Abbey, the property effortlessly blends modern comfort with a sense of historic charm.

Originally constructed in 1973 by Allison Homes and subsequently extended and thoughtfully enhanced, the home provides a highly adaptable layout designed to evolve with family needs. An extensive driveway provides generous off-road parking and leads to a single garage, setting the tone for the scale and practicality found throughout. The welcoming entrance hall opens into two generous reception rooms, offering flexible living and entertaining options. The main living room provides a comfortable retreat, while the cottage-style fitted kitchen, complete with a matching island unit, flows seamlessly into a spacious dining area — ideal for both everyday family life and hosting. A range cooker (available by separate negotiation) anchors the kitchen, which is further supported by a large utility/boot room and a convenient ground-floor WC, enhancing the home's practical appeal. The ground floor principal suite forms an impressive sanctuary, featuring a vaulted ceiling, bespoke fitted dressing room and a stylish en-suite shower room. To the first floor, a galleried landing with an open study area reinforces the sense of space and light. Four well-proportioned bedrooms offer excellent flexibility. A guest bedroom enjoys its own open-plan en-suite bathroom with a freestanding roll-top bath, while a contemporary family shower room serves the remaining bedrooms — ideal for extended family arrangements or visiting guests. Externally, the west-facing garden is both private and generous, thoughtfully arranged with a patio, decked seating area and raised vegetable beds. A greenhouse adds further appeal for gardening enthusiasts, while a substantial timber cabin with power and lighting currently functions as a games room but offers excellent potential as a home office, studio, annex-style space or hobby room — further enhancing the property's multi-generational credentials.

Set in a quiet, private cul-de-sac and enjoying one of Crowland's most distinctive outlooks, this impressive home presents a rare opportunity to acquire a flexible, spacious residence in a truly special location, combining lifestyle, comfort and future potential.

**Entrance Hall**  
5.00 x 1.96 (16'4" x 6'5")

**Living Room**  
6.31 x 3.60 (20'8" x 11'9")

**Kitchen/Dining Room**  
8.19 x 3.09 (26'10" x 10'1")

**Utility Room**  
4.95 x 2.29 (16'2" x 7'6")

**WC**  
1.07 x 1.04 (3'6" x 3'4")

**Master Bedroom**  
5.75 x 3.42 (18'10" x 11'2")

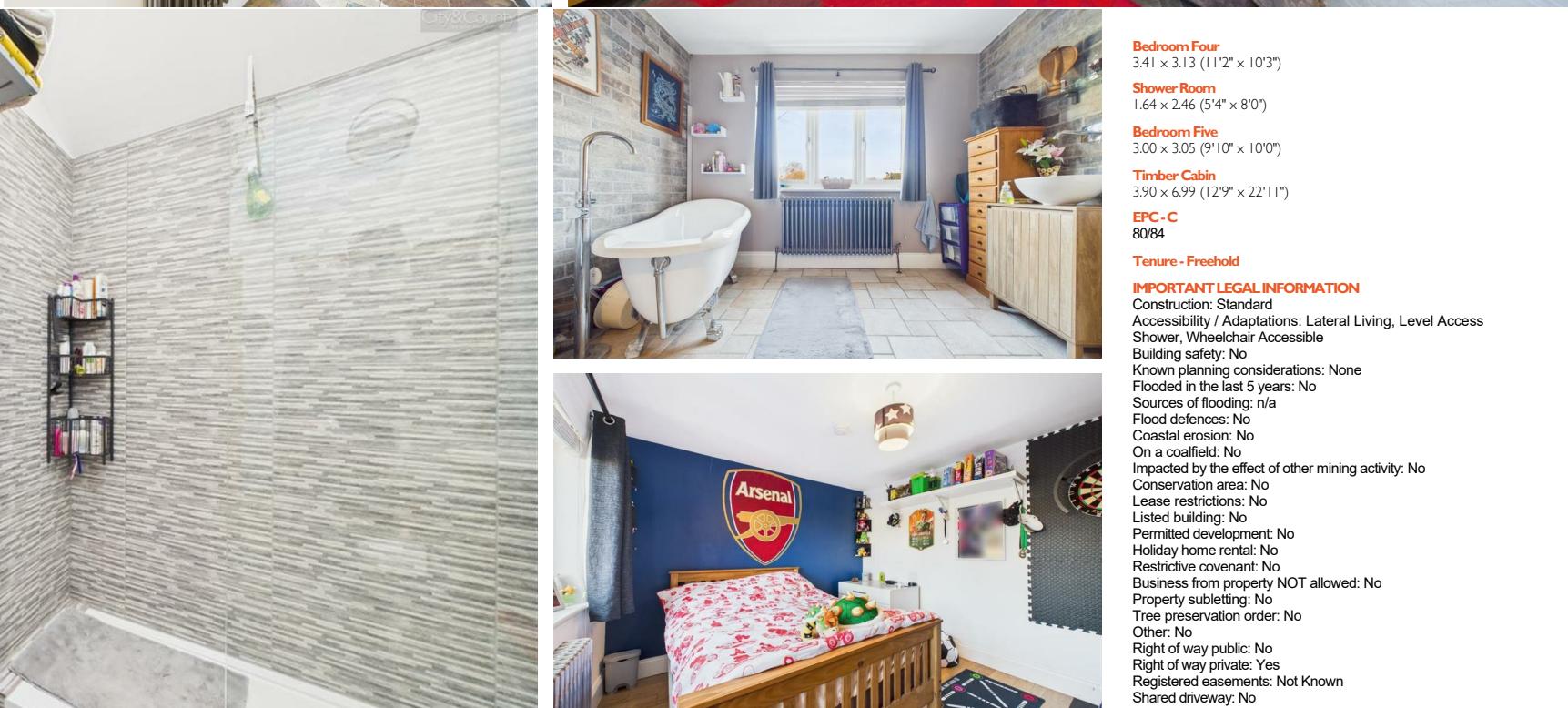
**Dressing Area To Master Bedroom**  
3.07 x 1.89 (10'0" x 6'2")

**En-Suite To Master Bedroom**  
2.58 x 1.82 (8'5" x 5'11")

**Landing**  
6.46 x 1.94 (21'2" x 6'4")

**Bedroom Two**  
4.76 x 3.16 (15'7" x 10'4")

**Bedroom Three**  
3.23 x 3.68 (10'7" x 12'0")



**Bedroom Four**  
3.41 x 3.13 (11'2" x 10'3")

**Shower Room**  
1.64 x 2.46 (5'4" x 8'0")

**Bedroom Five**  
3.00 x 3.05 (9'10" x 10'0")

**Timber Cabin**  
3.90 x 6.99 (12'9" x 22'11")

**EPC - C**  
80/84

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
Construction: Standard  
Accessibility / Adaptations: Lateral Living, Level Access Shower, Wheelchair Accessible  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property NOT allowed: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: Yes  
Registered easements: Not Known  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Single Garage, Driveway Private  
Solar Panels: Yes - Owned Outright  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fixed Wireless  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Great, O2 - Great, Three - Great

**Disclaimer:** If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty.  
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

