

Disclaimer Important Notice: In accordance with the Property Information Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, purchases of carpets or any other fixtures or fittings, lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. You may find the following link useful- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing/>

Energy Efficiency Rating		EU Directive 2002/91/EC	England & Wales
Very good efficiency - lower running costs	A	81	Very good efficiency - lower running costs
B			
C			
D			
E			
F			
G			
Very poor efficiency - higher running costs			
Current	71		
Potential			

Floor 0

Approximate total area¹ 154.9 m²

0.85 x 1.98 m Entrance Porch

6.67 x 3.75 m Living Room

3.68 x 1.79 m Entrance Hall

3.48 x 3.00 m Dining Room

2.38 x 5.13 m Kitchen

2.04 x 2.28 m Utility Room

2.65 x 3.35 m Garage

0.76 x 1.33 m WC

2.17 x 0.85 m Hallway

3.64 x 2.33 m Study

Floor 1

0.88 x 2.28 m En-Suite

2.90 x 2.28 m Bedroom Three

2.35 x 2.25 m Dressing Area

2.70 x 1.57 m Landing

2.23 x 2.24 m Bedroom

3.82 x 3.33 m Bedroom Four

5.28 x 3.31 m Master Bedroom

2.70 x 1.70 m En-Suite Bath

7.44 x 2.29 m Bedroom Two

0.88 x 2.28 m En-Suite

Legend

(1) Excluding balconies and terraces.

Calculations reference the BCS RMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

018AFFE340

Hall Street

Crowland, Peterborough, PE6 0EW

Set within a substantial plot in the heart of the historic market town of Crowland, this beautifully improved and extended detached home on Hall Street offers exceptional versatility, ideal for multi-generational living, home working, or potential annexe conversion (subject to any necessary consents). Enjoying striking rear views of Crowland Abbey, the property blends modern functionality with traditional character.

The accommodation is both flexible and well-proportioned, beginning with a welcoming entrance hall that leads into the main living spaces. The extended living room flows through an elegant archway into a dedicated dining area, creating an adaptable layout suited to both everyday family life and entertaining. The refitted kitchen features a breakfast bar and opens into a bright breakfast area, while a separate utility room, ground-floor WC, and a study/home office further enhance the home's versatility. These spaces could be readily reconfigured to support annexe-style accommodation or independent living areas if required. To the first floor are four generous double bedrooms, offering excellent flexibility for family members, guests, or rental potential. The principal extended bedroom benefits from a contemporary ensuite shower room, the remaining 3 bedrooms are complemented by a family bathroom and an additional shower room, ensuring convenience for larger households. Externally, the property continues to impress. The enclosed rear garden provides a private and peaceful setting with stunning Abbey views and a covered patio area, currently housing a hot tub (available by separate negotiation). Gated side access leads to the front, where a double-width gravel driveway offers extensive off-road parking for up to eight vehicles, ideal for large families, visiting guests, or those with caravans, motorhomes, or business needs. Offering significant annexe potential, generous accommodation, and outstanding parking on a sizeable plot, this is a rare opportunity to secure a highly adaptable home in a sought-after historic setting. Ideal for families, multi-generational living, or buyers seeking space to evolve with their lifestyle.

Entrance Porch
0.85 x 1.98 (2'9" x 6'5")

Entrance Hall
3.68 x 1.79 (12'0" x 5'10")

Living Room
6.67 x 3.75 (21'10" x 12'3")

Dining Room
3.48 x 3.00 (11'5" x 9'10")

Kitchen Breakfast Room
2.38 x 5.13 (7'9" x 16'9")

Utility Room
2.04 x 2.28 (6'8" x 7'5")

Hallway
2.17 x 0.83 (7'1" x 2'8")

WC
0.76 x 1.33 (2'5" x 4'4")

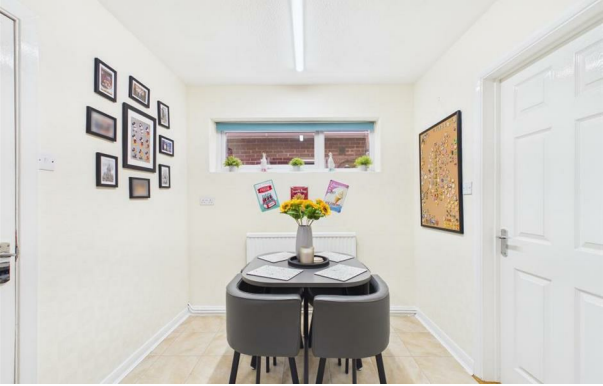
Study
3.84 x 2.33 (12'7" x 7'7")

Landing
2.70 x 1.37 (8'10" x 4'5")

Master Bedroom
6.28 x 3.31 (20'7" x 10'10")

En-Suite To Master Bedroom
2.70 x 1.10 (8'10" x 3'7")

Bedroom Two
7.44 x 2.29 (24'4" x 7'6")



En-Suite to Bedroom Two
0.89 x 2.28 (2'11" x 7'5")

Dressing Area To Bedroom Three
2.35 x 2.25 (7'8" x 7'4")

Bedroom Three
2.90 x 2.28 (9'6" x 7'5")

Bathroom
2.03 x 2.24 (6'7" x 7'4")

Bedroom Four
3.82 x 3.33 (12'6" x 10'11")

Garage
2.65 x 2.35 (8'8" x 7'8")

EPC-C
71/81

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: 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: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: TBC
Mobile Coverage: TBC

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.

