



2 West Bank, Crowland, PE6 0HP

£825,000

- Striking Grand Designs-style home with a bold, contemporary exterior
- Elevated open-plan living area with bi-fold doors and stunning river views
- Show-stopping kitchen with large central island and luxury finishes
- Balcony with outdoor kitchen and BBQ area – perfect for entertaining
- Three spacious double bedrooms, all with en-suites; two with dressing rooms
- Large games room ideal for family fun or entertaining guests
- Two dedicated office spaces – perfect for remote working or adaptable for other uses
- Ample off road parking leading to a double garage and single garage

A Grand Designs-Inspired Home with Space, Style, and Stunning River Views

This truly one-of-a-kind property wouldn't look out of place on Grand Designs — with its striking architecture, bold modern styling, and carefully considered layout, it delivers the ultimate in contemporary living.

Designed to take full advantage of the beautiful river views, the upside down layout places the stunning open-plan kitchen, dining, and living area on the upper floor. Here, bi-fold doors open onto a generous balcony, complete with an outdoor kitchen and BBQ area, perfect for al fresco dining and entertaining with a view.

The kitchen has the wow factor, featuring a sleek central island, high-spec appliances, and stylish finishes, all flowing effortlessly into the light-filled living space.

The ground floor offers outstanding versatility, with three double bedrooms, each with its own en-suite, and two with private dressing rooms, a luxury rarely found. There's also a large games room and two separate office spaces, which can be adapted to suit your needs, whether that's working from home, a gym, hobby rooms, or extra guest accommodation.

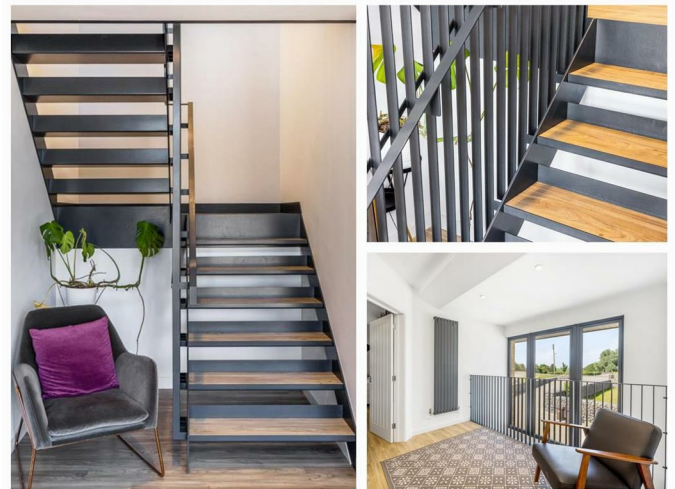
The sense of space continues outside, with ample off road parking leading to an integral double garage and single garage, practical and secure.

This is more than just a home, it's a statement. Combining cutting-edge design with flexible family living, river views, and premium features throughout, it's perfect for anyone looking for

Entrance Hall 19'6" x 17'6" (5.96m x 5.35m)



Composite entrance door to front with side panels. Stairs to first floor. LVT flooring. Vertical radiator. Pedestrian door to garages.



Study 12'2" x 14'4" (3.72m x 4.38m)



UPVC windows to front. Radiator. LVT flooring.

Boiler Room 6'9" x 6'10" (2.08m x 2.10m)

Wall mounted mains gas central heating boiler. Water softener. LVT flooring.

Cloakroom 12'0" x 6'6" (3.67m x 2.00m)



Radiator. LVT flooring. Fitted shelving.

Games Room 15'8" x 17'7" (4.78m x 5.36m)



Bi-folding doors opening onto the patio area. Radiator. LVT flooring.



Shower Room 10'0" x 4'9" (3.05m x 1.45m)



Shower cubicle with rainfall head and wall mounted thermostatic controls. Partially tiled walls. Wash hand basin. Toilet. Heated towel rail. LVT flooring.

Bedroom 15'1" x 9'0" (4.60m x 2.76m)



UPVC sliding patio doors opening onto the garden. Radiator. LVT flooring.

Dressing Room 4'7" x 4'10" (1.40m x 1.49m)
Shelving. LVT flooring.

First Floor 19'8" x 9'10" (6.00m x 3.00m)



Galleried landing. Vertical radiator. LVT flooring.

Lounge 19'9" x 14'1" (6.03m x 4.30m)



PVC double glazed window to side. Sliding patio doors to front. Skimmed ceiling. LVT flooring. Built in TV recess. Floor mounted gas fire.



Kitchen/Open Plan Living 19'3" x 25'0" (5.87m x 7.64m)



Open plan kitchen/dining/living area. Skimmed ceiling. Spot lights. LVT flooring. Full height freezer. Full height fridge. Fitted base and eye level and full height units with worktop space and matching splash back. Samsung induction hob. Extractor hood. Integrated dishwasher. Integrated bin cupboard. Anthracite vertical radiator. Island unit with inset breakfast seating. Stainless steel sink unit with mixer tap over. Eye level oven and grill combination ovens. Door to Pantry with shelving.



Laundry Room 6'0" x 9'10" (1.83m x 3.02m)

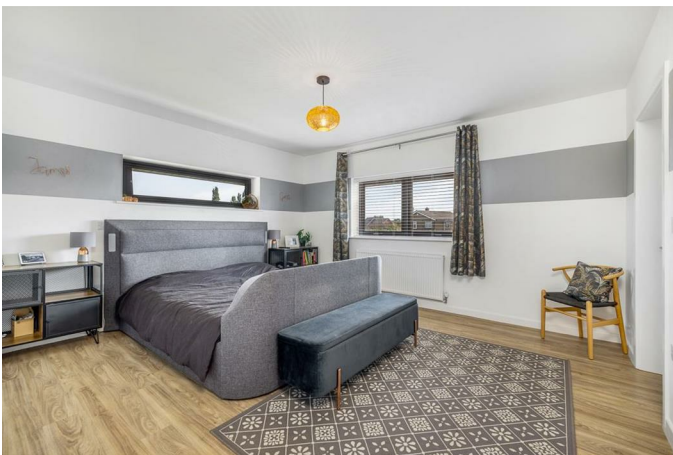
PVC double glazed window to side. Skimmed ceiling. Extractor fan. LVT flooring. Space and plumbing for washing machine and tumble dryer.

Dressing Room 17'4" x 6'5" (5.30m x 1.96m)

PVC double glazed window to rear. Skimmed ceiling with spot lights and light tubes. Loft access. LVT flooring. Radiator.

Bedroom 12'11" x 14'5" (3.95m x 4.41m)

PVC double glazed windows to side and rear. LVT flooring. Radiator.

**En-suite 11'2" x 6'10" (3.42m x 2.10m)**

PVC double glazed window to rear. Skimmed ceiling with spot lights. Extractor fan. LVT flooring. Wall mounted heated towel rail. Fitted four piece suite with oversized shower enclosure with storage nook, rainfall head and hand held attachment and wall mounted thermostatic controls. Concealed cistern toilet. Wall mounted wash hand basin with chrome mixer tap. Bath with wall mounted bath spout. Shaver point. Water Vue inset TV.



Cloakroom 5'9" x 4'10" (1.77m x 1.48m)



Skimmed ceiling. Extractor fan. Partially tiled walls. LVT flooring. Wall mounted heated towel rail. Close coupled toilet with push button flush. Wall mounted wash hand basin.

Bedroom 17'4" x 10'5" (5.30m x 3.20m)



Two PVC double glazed windows to rear. Skimmed ceiling. LVT flooring. Radiator.

Dressing Room 6'9" x 5'2" (2.08m x 1.60m)



PVC double glazed window to rear. Skimmed ceiling. LVT flooring. Radiator. Built in shelf and hanging rails.

En-suite



PVC double glazed window to rear. Skimmed ceiling with spot lights. Extractor fan. LVT flooring. Wall mounted heated towel rail. Shaver point. Fitted three piece suite with oversized shower enclosure with storage nook, rainfall head and hand held attachment and wall mounted thermostatic controls. Close coupled toilet with push button flush. Wall mounted wash hand basin with chrome mixer tap.

Bedroom 12'6" x 14'4" (3.82m x 4.38m)



Two UPVC windows to front. Radiator. LVT flooring.

En-Suite 6'9" x 8'0" (2.06m x 2.45m)



UPVC window to rear. Extractor fan. LVT flooring. Heated towel rail. Toilet. Wash hand basin. Partially tiled walls. Shower cubicle with built in nook, rainfall head, handheld attachment and wall mounted thermostatic controls.

Balcony 10'2" x 32'9" (3.12m x 10.00m)



Overlooking the garden. Tiled flooring. Outside lighting. Fitted outdoor kitchen. Metal staircase leading to the ground floor.

Store 6'10" x 14'7" (2.10m x 4.45m)

Twin stainless steel sinks with mixer taps and shower attachments. Power and light connected.

Oversized Double Garage 20'11" x 24'9" (6.39m x 7.55m)



Oversized double garage with twin roller vehicular doors. Two further roller doors. Power and light connected.

Double Garage 19'5" x 14'7" (5.93 x 4.47)



Electric roller garage door with opening to the oversized garage door

Outside



Large block paved driveway leading to the property. Enclosed by stonework. The garden is laid to lawn with block paved patio seating area. The rear of the property provides off road parking for several vehicles leading to the garages. Enclosed by timber fencing. Outside lighting. Planted borders. Range of vegetable beds. Outside cold water tap.



Property Postcode

For location purposes the postcode of this property is: PE6 0HP

Additional Information

PLEASE NOTE:

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

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on

our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: F

Annual charge: No

Property construction: Brick built

Electricity supply: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Private Sewerage Treatment Plant

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 Variable over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Variable over Voice and 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, Single Garage and Double Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. 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: B84

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

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Location

Welcome to Crowland – A Charming Village with Historic Heart

Nestled in the picturesque Lincolnshire countryside, the village of Crowland offers a delightful blend of history, community, and convenience. At the heart

of the village lies the stunning Crowland Abbey, a magnificent medieval landmark that lends timeless character to the village centre. Just beside it, the iconic Trinity Bridge stands as a unique historic monument and a symbol of the village's rich heritage.

Crowland's centre is particularly attractive, with a welcoming, small-town feel. You'll find everyday essentials easily accessible, thanks to the Co-op and Spar convenience stores. For those who enjoy eating out, there's an excellent Italian restaurant known locally for its superb food, charming tea rooms, a traditional fish and chip shop, a range of takeaways, and a friendly local pub, all contributing to a vibrant and walkable community feel.

Nature lovers and walkers will appreciate the scenic river walks nearby, offering tranquil views and a peaceful setting that can even be enjoyed from many local properties.

Despite its quiet setting, Crowland is also well-connected. With easy links to Peterborough, the village is an ideal spot for commuters, offering direct rail access from Peterborough to London in under an hour – perfect for those seeking a peaceful retreat without giving up urban convenience.

Crowland is a village that truly offers the best of both worlds: rich in history, full of character, and equipped with all the essentials for comfortable modern living.

