



The Old Exchange, 39 Church Street
Holbeach, Spalding, Lincolnshire, PE12 7LL

£650,000

4 Bedroom Detached House

- Freehold
- Generous 0.46 acre plot
- Extensive accommodation
- Vaulted ceiling open plan kitchen/dining/living area
- Four double bedrooms with built in wardrobes
- Two ensuites
- Exquisite four piece family bathroom
- Home office
- Cellar with Chiller Room
- Ample parking and garage
- Electric gated entrance
- Former public house
- EPC Rating - C, Council Tax Band - E

[Click here to access the Energy Performance Certificate for The Old Exchange, 39 Church Street, Holbeach, Spalding, Lincolnshire, PE12 7LL](#)



Overview

Set on a generous plot, approaching 0.5 acre, in the heart of Holbeach, this unique converted pub offers an exceptional blend of character, space, and versatility. Formerly a traditional public house, the property has been thoughtfully transformed into a substantial family residence while retaining many of its original features and charm. This is a truly individual home that must be viewed to appreciate its scale, history, stunning presentation and endless possibilities.



The grand entrance door sets the tone and opens to the accommodation which is expansive and flexible, making it ideal for a large family, multi generational living, or with the home office it would suit those who work from home or are seeking a home with business potential (subject to relevant permissions). Inside, the property boasts multiple reception areas, high ceilings, and distinctive architectural details that reflect its heritage, alongside modern updates for comfortable living including contemporary log burners. The heart of the home is the stunning vaulted ceiling open plan kitchen/living area complete with integral appliances and bi fold doors opening to the rear garden making a perfect space for entertaining. The cellar complete with chiller room further enhances this. There are four double bedrooms, each with built in wardrobes and two of which have ensuites alongside an exquisite four piece family bathroom.

The large plot provides ample outdoor space, with extensive gardens and patio offering privacy and scope for further development or landscaping. There is plentiful parking to the front enclosed with electric gates and also a garage. potential for outbuildings or additional uses, making this a rare opportunity for buyers looking for both space and future potential.

Located in the well served market town of Holbeach, the property benefits from a range of local amenities, schools, and transport links, while still enjoying a sense of openness.





Church Street, Holbeach, Spalding, PE12

Approximate Area = 3362 sq ft / 312.3 sq m
 Garage = 383 sq ft / 35.5 sq m
 Outbuildings = 121 sq ft / 11.2 sq m
 Total = 3866 sq ft / 359 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Pygott & Crone. REF: 1447199



Location



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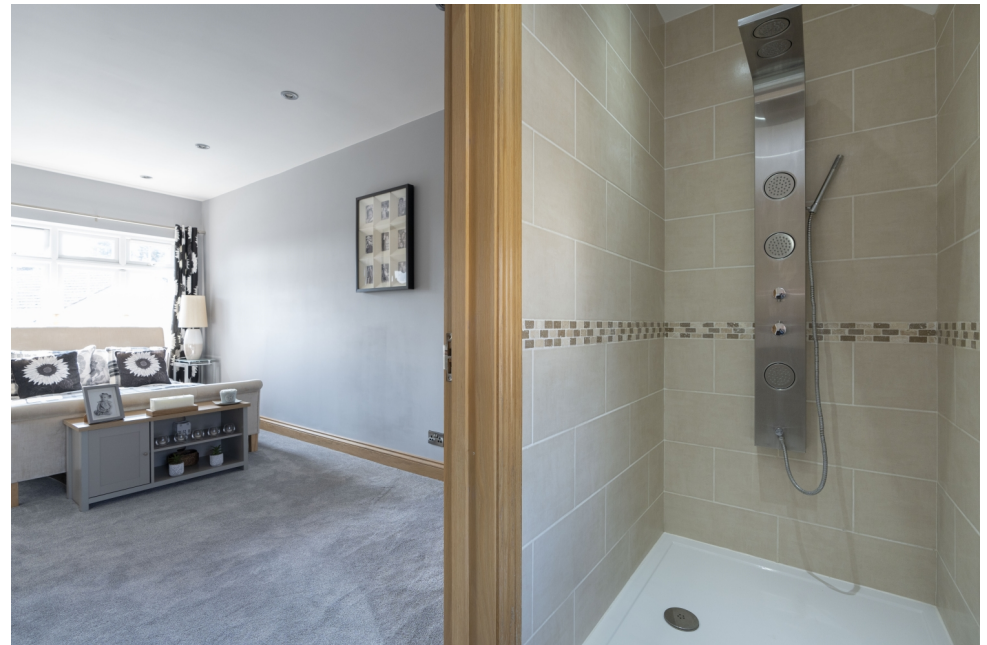
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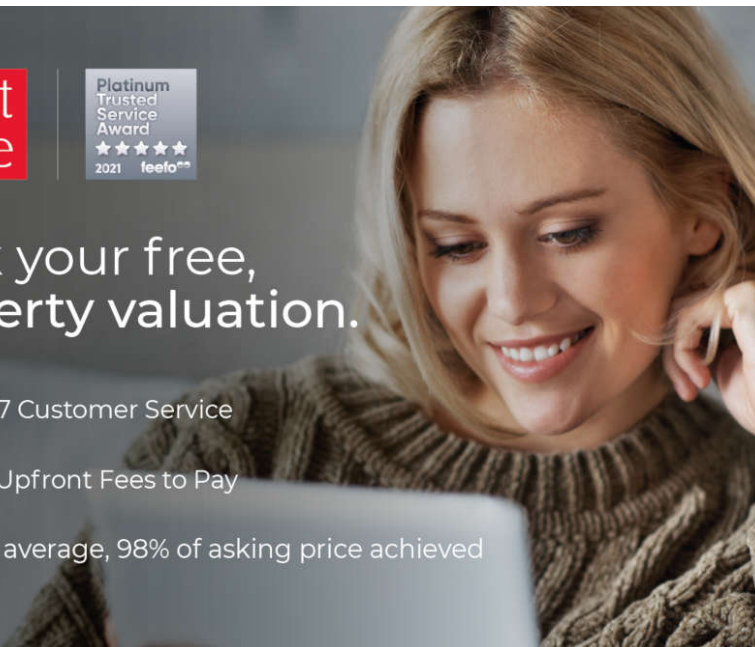


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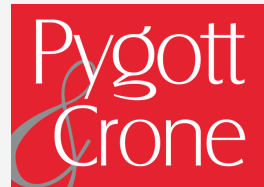


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