



Tawny Lodge, Cheal Road
Surfleet, Spalding, Lincolnshire, PE11 4BA

£750,000

3 Bedroom Detached House

- Freehold
- Bespoke detached house
- Approx. 2.70 acre total STS
- Semi Rural Location
- Garaging & Workshop
- Road frontage with gated access
- Energy efficient A rated
- Open plan layout
- High end luxury finishes
- EPC Rating - A, Council Tax Band - F

[Click here to access the Energy Performance Certificate for Tawny Lodge, Cheal Road, Surfleet, Spalding, Lincolnshire, PE11 4BA](#)



Overview

A Bespoke, Architect-Designed Eco Home Set Within 2.7 Acres (sts) of Semi-Rural Land. This exceptional, individually designed home offers a rare opportunity to acquire a bespoke, future-proofed residence that seamlessly combines contemporary architecture, energy efficiency and refined living, all set within approximately 2.7 acres (sts) and enjoying a semi-rural position with minimal neighbouring properties. Constructed to an exacting standard and benefiting from a 10-year ICW structural warranty until 4th April 2035, the property achieves an impressive EPC rating of A, enhanced by an extensive renewable and smart-home specification.



The accommodation, boasting over 260sqm (2,800sqft), is thoughtfully arranged to maximise space, light and flexibility. A entrance porch leads into a stunning vaulted ceiling, open-plan living area, where volume and glazing create a dramatic yet inviting heart of the home. A 5kW wood-burning stove provides both warmth and focal point, while the adjoining sun room with bi-folding doors opens directly onto the surrounding land, allowing indoor and outdoor living to blend effortlessly. The bespoke kitchen features a central island and dedicated dining area, fully equipped with integrated Neff appliances, a Quooker boiling water tap, and an integrated wine cooler, making it as functional as it is stylish. A separate utility room, plant room, and a large family bathroom ensure practical day-to-day living is well catered for.

The ground floor also offers two generous guest bedrooms, ideal for family, visitors, or multi-generational living. To the first floor, a striking galleried landing overlooks the living space below and provides an ideal area for home working or a home office. Additional storage is provided via a dedicated store room, while the accommodation is completed by a truly luxurious principal suite, featuring a spacious ensuite shower room, hot and cold air conditioning, and an under-cover balcony enjoying elevated views across the land.

Technical & Lifestyle Highlights



- Ecodan underfloor heating system with individual thermostats throughout the ground floor

- 11kW solar PV system with two battery backups using the E.ON money-back scheme

- 7.5kW electric vehicle charging point

- Whole-house CAT 5 cabling and Ethernet, supported by Unifi 5G WiFi repeaters

- 12 HIK Vision IP security cameras

- Treatment plant drainage system



- Electric ducting installed for future electric gates
- Workshop and car port included
- Storage Containers excluded – available by separate negotiation

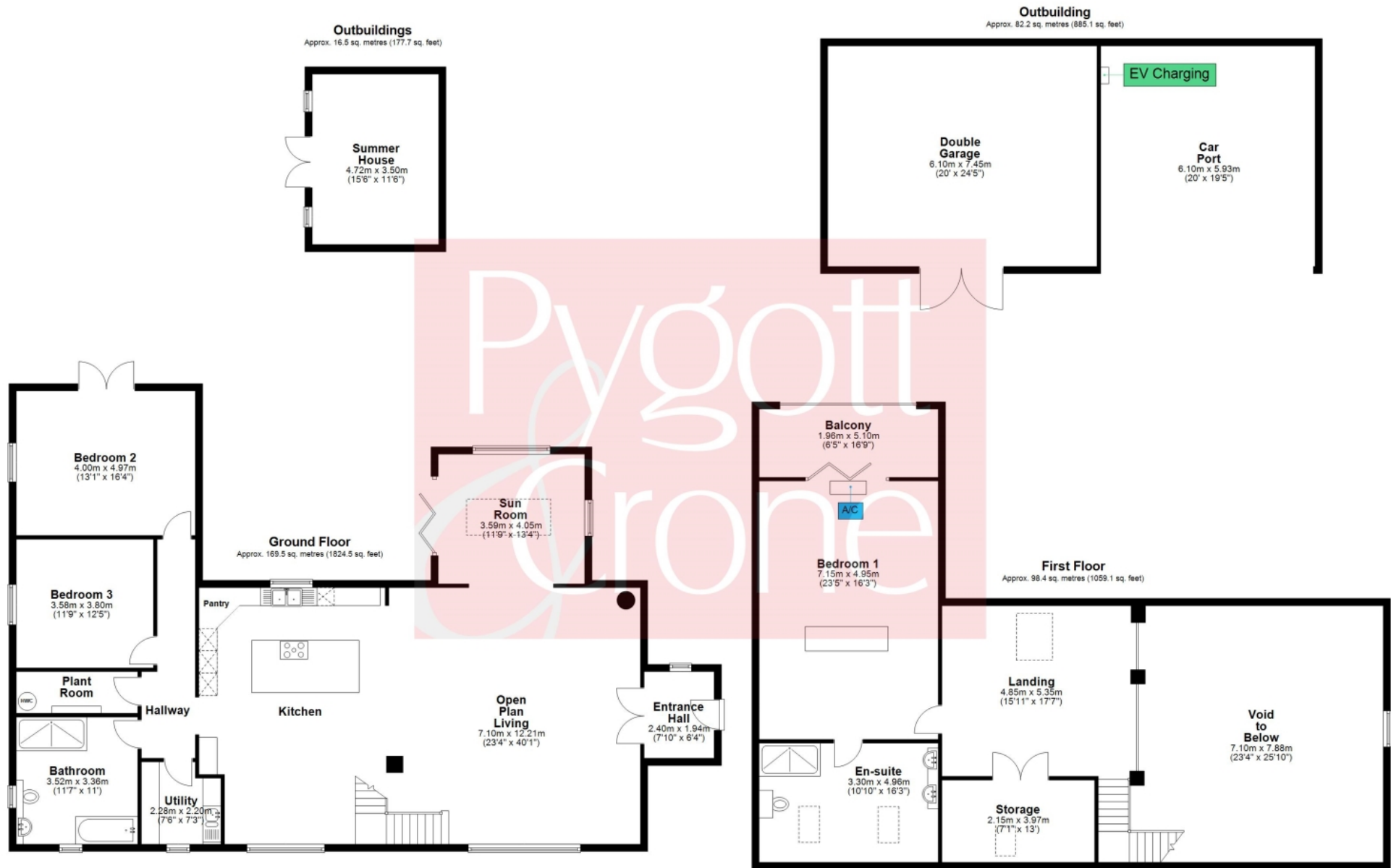
Set within open land yet remaining accessible, this home offers privacy, sustainability and luxury in equal measure, making it ideally suited for those seeking a high-quality, low-running-cost property with space to work, entertain and enjoy modern rural living.





A truly unique home, built without compromise.



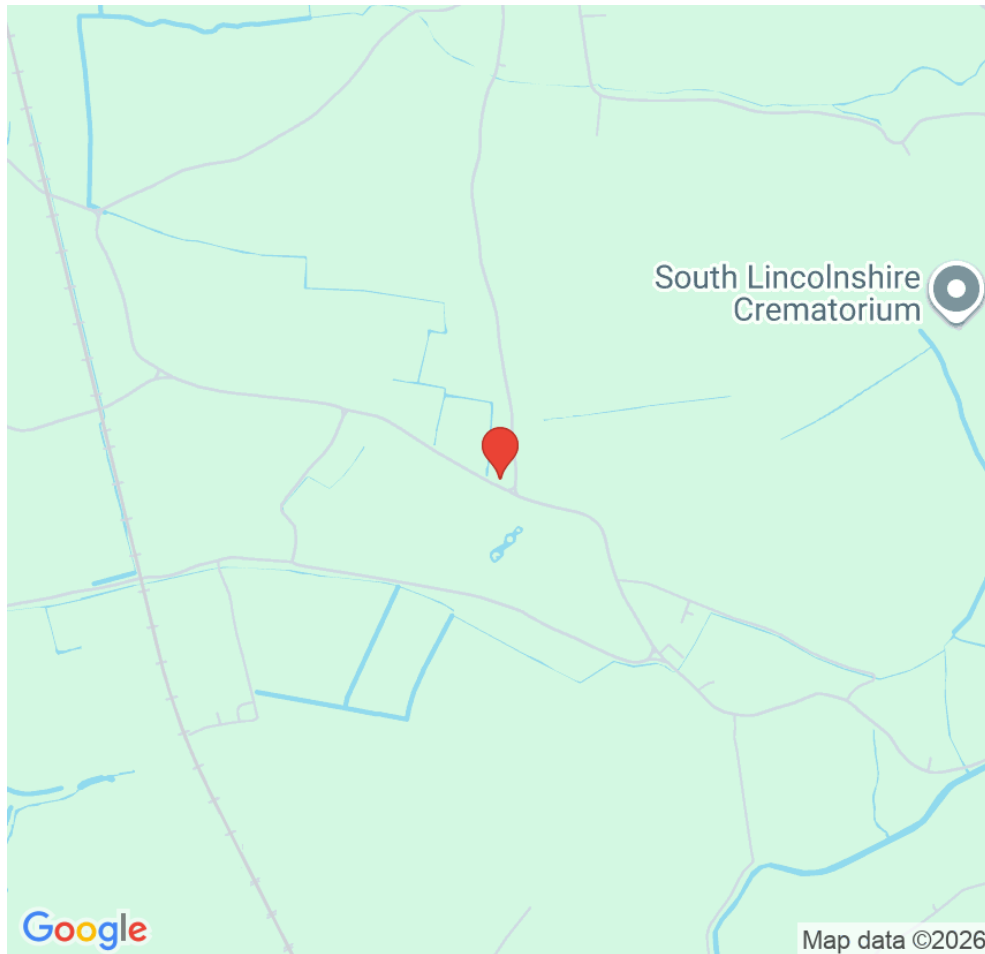


Total area: approx. 366.6 sq. metres (3946.3 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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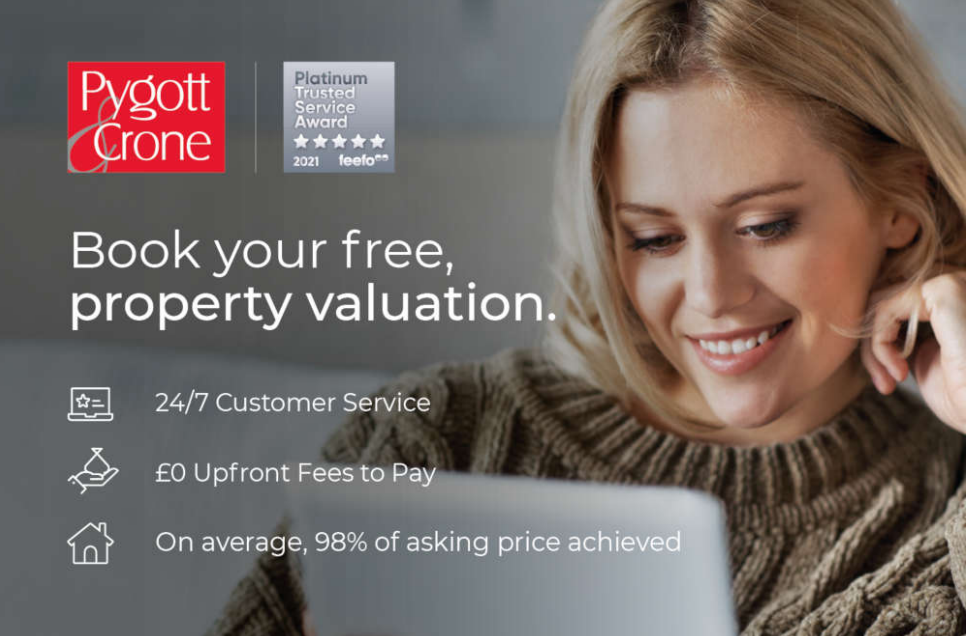


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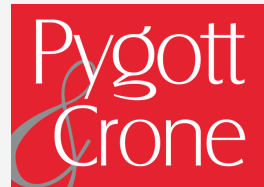
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is on the market with our Spalding branch

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