



Osborn House, Pennyhill
Holbeach, Spalding, Lincolnshire, PE12 8DW

£539,000

4 Bedroom Detached House

- Freehold
- Attractive Victorian family home full of character
- 4 spacious bedrooms, including principal en suite
- Family bathroom
- 4 versatile reception rooms
- Dining room adjoining the kitchen
- Mature gardens of over half an acre – private and ideal for family life
- Useful outbuildings, storerooms, and workshops
- EPC Rating - E, Council Tax Band - E

[Click here to access the Energy Performance Certificate for Osborn House, Pennyhill, Holbeach, Spalding, Lincolnshire, PE12 8DW](#)



Overview

Osborn House is a striking and substantial Victorian residence, brimming with period character and timeless charm. Occupying an impressive plot of approximately 0.6 acres, this elegant home enjoys a peaceful countryside setting while remaining conveniently close to local amenities. Positioned just one mile north of the A17, the property offers excellent accessibility, with the well-regarded market town of Holbeach only a short drive away. Here, a range of shops, schools, and everyday conveniences are easily available, making this an ideal balance of rural tranquillity and practical living.



The accommodation is both spacious and highly versatile, thoughtfully arranged to suit the needs of modern family life. The ground floor boasts four well-proportioned reception rooms, including a welcoming family lounge featuring an open fireplace—perfect for cosy evenings—and an additional snug, offering flexibility as a reading room, playroom, or home office. A formal dining room connects seamlessly to the well-appointed kitchen, creating a natural flow for both everyday living and entertaining. Further enhancing the living space is a bright and airy conservatory, which provides lovely views over the gardens and a relaxing space to unwind. A utility room and cloakroom complete the ground floor accommodation, adding practicality to the home's elegant layout. Upstairs, the first floor offers four generously sized bedrooms, all enjoying pleasant outlooks. The principal bedroom benefits from its own en suite shower room, while a well-equipped family bathroom serves the remaining bedrooms.

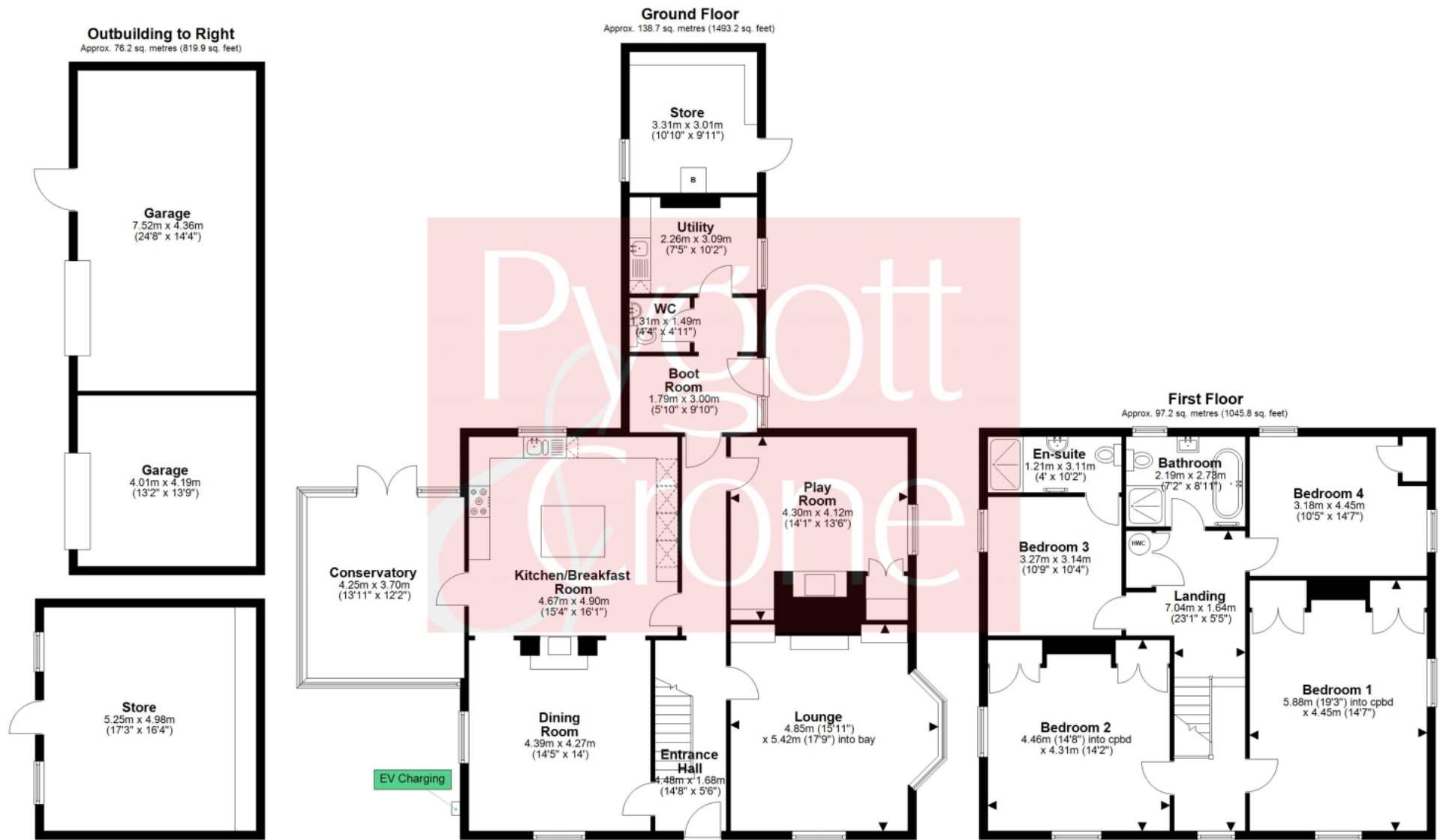


The outdoor space is a true standout feature of Osborn House. Set within mature, established gardens extending to over half an acre, the grounds provide a high degree of privacy and seclusion. A variety of planting, lawned areas, and natural borders create a picturesque setting that is perfect for children, pets, and outdoor entertaining. Whether hosting summer gatherings or enjoying quiet evenings, the garden offers a wonderful extension of the home.



In addition, the property includes several useful outbuildings, such as storerooms and workshops, offering excellent potential for hobbies, storage, or even further development (subject to any necessary permissions). Despite its idyllic rural position, Osborn House remains exceptionally well-connected. The nearby A17 provides straightforward routes to surrounding towns and regional centres, ensuring that convenience is never compromised.



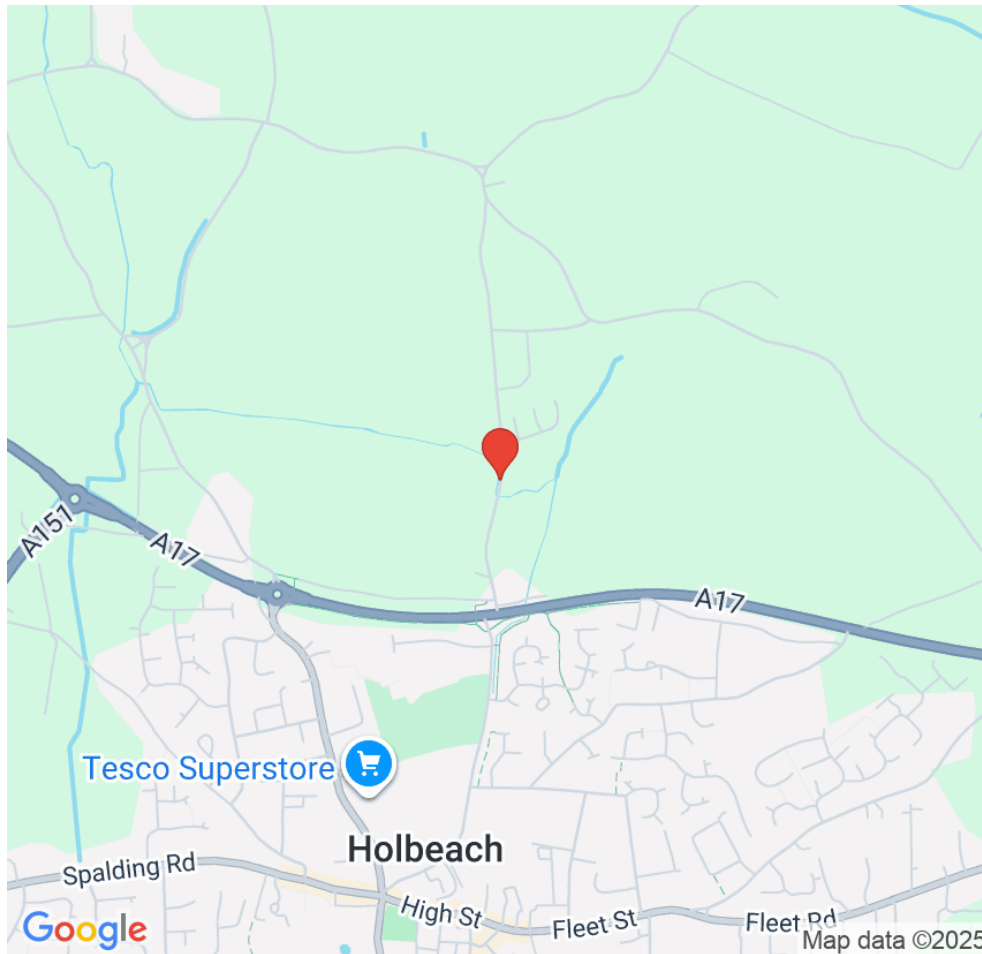


Total area: approx. 312.1 sq. metres (3358.9 sq. feet)

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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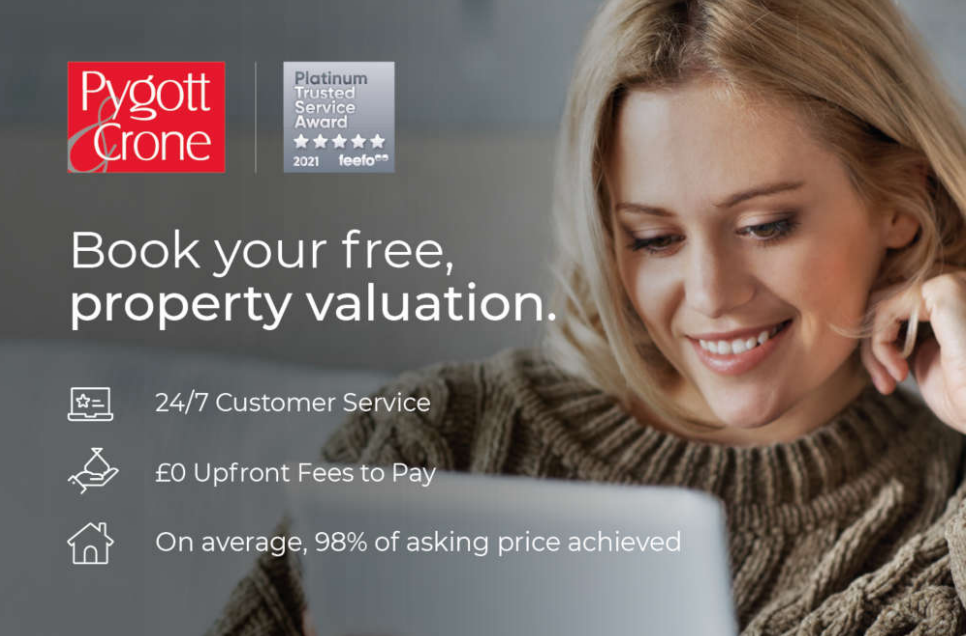
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