



Brier House Farm, Randall Bank  
Moulton Eaugate, Spalding, Lincolnshire, PE12 0RT

£450,000

## 4 Bedroom Character Property

- Freehold
- No Onward Chain
- No Immediate Neighbours
- Detached Georgian Farm House built in 1803
- Four Double Bedrooms
- Three Reception Rooms
- Conservatory
- Downstairs Shower room & Upstairs Family Bathroom
- Generous plot
- In & out driveway and Garage
- EPC Rating - E, Council Tax - C

Click here to access the Energy Performance Certificate for Brier House Farm, Randall Bank, Moulton Eaugate, Spalding, Lincolnshire, PE12 0RT



## Overview

Lying in the Lincolnshire Fens, set within the semi rural hamlet of Moulton Eaugate, Pygott and Crone are delighted to market Brier House Farm, a characterful detached Georgian farmhouse built in 1803 which enjoys no immediate neighbours and far reaching open field views of the surrounding countryside. Nestled in the small hamlet of Moulton Eaugate, known for its picturesque countryside which is popular with walkers and cyclists, the location is tranquil yet convenient with the Market towns of Spalding and Holbeach both within 10 miles and offering a variety of amenities and have good road and rail links. Being offered with no onward chain, oozing charm and character, having spacious rooms and a generous plot approaching a quarter of an acre, viewing is highly recommended.



Internally the accommodation briefly comprises, Entrance Hallway, Lounge with Multi Fuel Burner and original floor boards, Dual Aspect Sitting Room with character fireplace, Dining Room with Parquet flooring and having a door to the Conservatory, Downstairs Shower Room, Kitchen having bespoke French Oak units and original tile flooring. From the Entrance Hall the stairs lead up to the first floor where there are Four Double Bedrooms and the Family Bathroom.



Outside, the property sits on 0.23 acre. There is an in and out driveway which provides off road parking and gives access to the garage. The enclosed gardens surround the property so capture the sun from dawn until dusk. There is a decked seating area for relaxing and for convenience there is a timber storage shed. For those wishing to grow their own there is a greenhouse, raised planters and also a selection of fruit trees including apple, pear, and plum.





# Randall Bank, Moulton Eaugate, Spalding, PE12

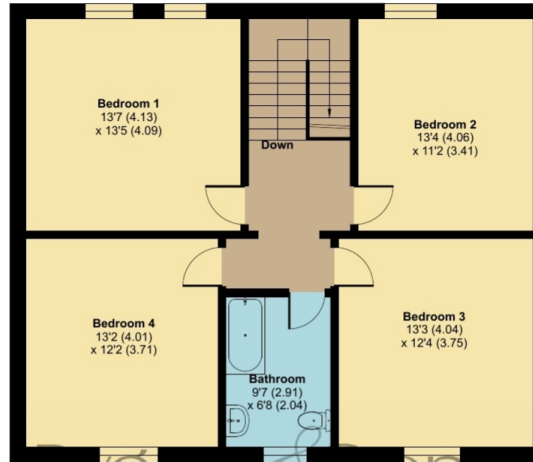
Approximate Area = 1742 sq ft / 161.8 sq m

Garage = 141 sq ft / 13 sq m

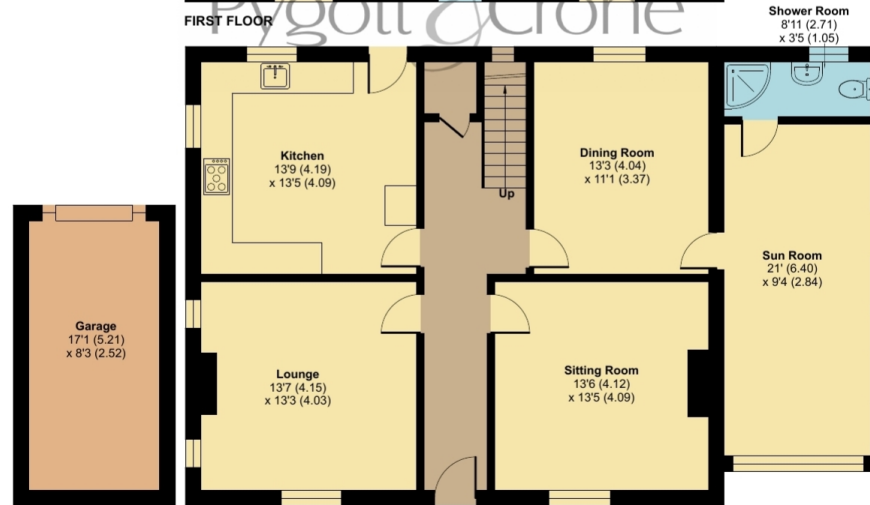
Outbuilding = 232 sq ft / 21.5 sq m

Total = 2115 sq ft / 196.3 sq m

For identification only - Not to scale



FIRST FLOOR



GARAGE

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1448199



## Location



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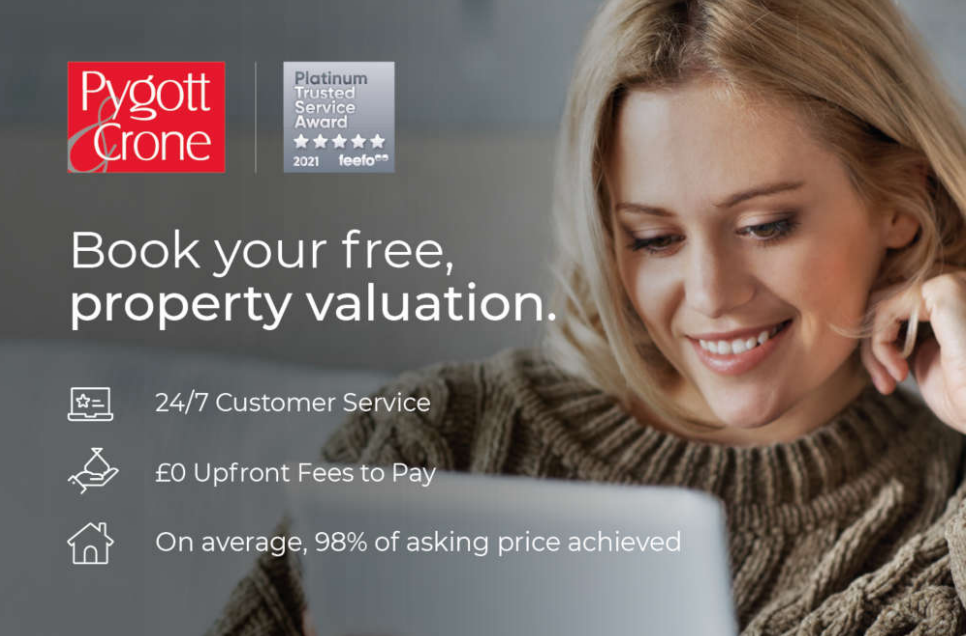
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**Brier House Farm, Randall Bank, Moulton Eaugate**  
is on the market with our Spalding branch

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