



Stamford House Farm, 24 Peak Hill  
Cowbit, Spalding, Lincolnshire, PE12 6AW

£650,000

## 4 Bedroom Detached House

- Freehold
- Four Bedroom Detached Farmhouse
- Total 6.5 acre plot
- Planning permission for a residential dwelling reference no H01-0593-25
- Large Outbuilding
- Two Single Garages
- Range of barns, ideal for conversion (STP)
- No Onward Chain
- Observatory
- Mature Woodland
- EPC Rating - E, Council Tax Band - C

[Click here to access the Energy Performance Certificate for Stamford House Farm, 24 Peak Hill, Cowbit, Spalding, Lincolnshire, PE12 6AW](#)



## Overview

Set within approximately six and a half acres, this four bedroom detached farmhouse offers a rare opportunity to enjoy semi rural living with an exceptional range of outbuildings and land with an abundance of potential. With far stretching open field views and a mature woodland, the property combines charm and character, along with space and versatility. It would be ideal for a variety of uses including equestrian, smallholding, lifestyle buyers or those seeking a semi rural retreat. In addition, there is planning permission for a single detached dwelling on part of the land under reference number H01-0593-25.



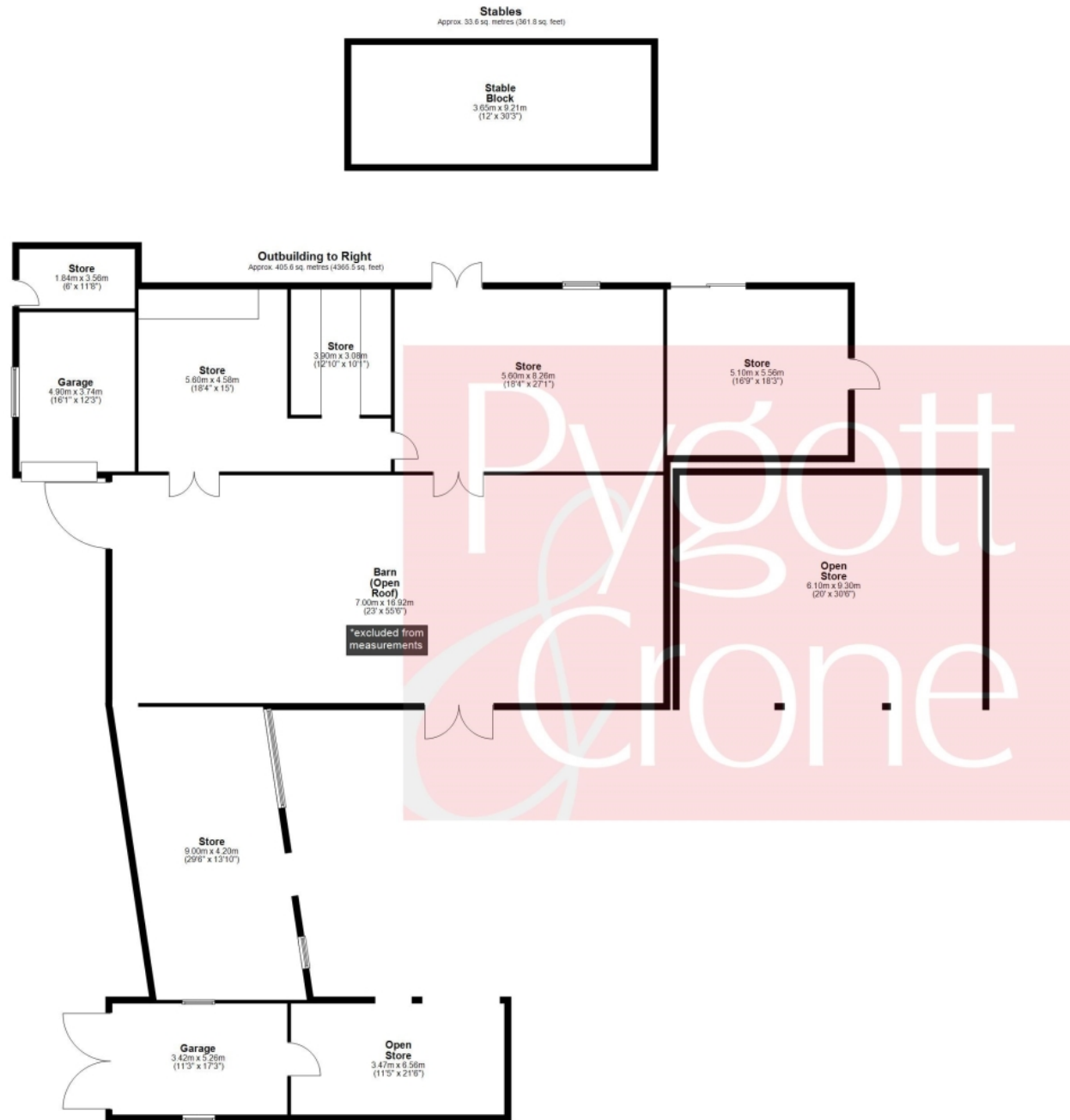
The farmhouse itself provides spacious and well proportioned accommodation throughout, blending traditional charm with practical family living. The property enjoys a welcoming atmosphere, with generous reception space, four bedrooms and attractive views across the surrounding grounds and farmland.

Externally, the property truly comes into its own. A large agricultural shed and a selection of barns provide extensive storage, workshop space or potential for a variety of uses, subject to the necessary consents. The surrounding land includes grazing areas, mature woodland and ample outdoor space, offering privacy, recreation opportunities and scope for further development or agricultural pursuits. In addition to the various outbuildings, there is an observatory. There is also planning permission granted on part of the grounds should the buyer wish to consider development.

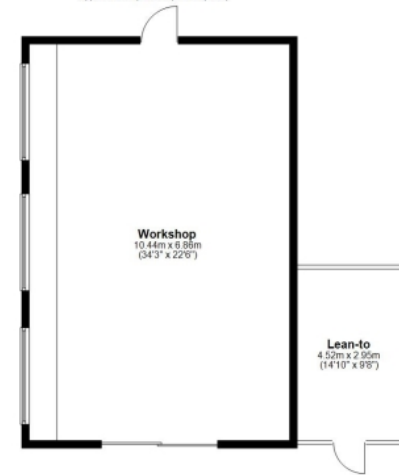
Accessed via a private entrance and set in a semi rural position, this unique property offers the perfect balance of countryside living and practical functionality, all within easy reach of local amenities and transport links.







**Outbuilding to Rear**  
Approx. 95.9 sq. metres (1034.4 sq. feet)



**Ground Floor**  
Approx. 92.9 sq. metres (999.6 sq. feet)



**First Floor**  
Approx. 74.1 sq. metres (797.4 sq. feet)



Total area: approx. 691.1 sq. metres (7438.7 sq. feet)

Floor plan created by Mark Black Media  
Plan produced using Planific.



## Location



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



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Financial Services Ltd

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**Josh Campbell-Foreman**  
Mortgage & Protection Adviser

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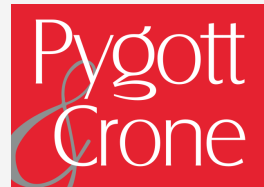






An advertisement for Pygott Crone. On the right, a woman with blonde hair is smiling while looking at a laptop. On the left, there is a dark grey background with white text and icons. The Pygott Crone logo is in a red box. To its right is a 'Platinum Trusted Service Award' badge from 2021 by feefo, featuring five stars. Below these are three service highlights, each with an icon: a star in a box for '24/7 Customer Service', a hand holding a coin for '£0 Upfront Fees to Pay', and a house icon for 'On average, 98% of asking price achieved'.

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**Stamford House Farm, 24 Peak Hill, Cowbit**  
is on the market with our Spalding branch

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