

# Rural and Equestrian.com

## ‘properties with land’

**Walnut Tree Farm  
Garden Lane, Wisbech St Mary  
Cambridgeshire, PE13 4RZ**



Ref. gh18365

### A Recently Purchased Mobile Home With Permanent Occupancy

Situated in a semi-rural location on the outskirts of this popular village and only 3.5 miles from the market town of Wisbech, Walnut Tree Farm comprised a 60' x 14' mobile home with full occupancy rights. The accommodation comprises, three bedrooms, shower room, cloakroom, fitted kitchen, dining room, large lounge with fireplace and a conservatory having decked terrace. Outside, twin timber farm gates open to the asphalt driveway which leads to the home and yard. There are four stables in two blocks plus a tack room, hay store and 40m x 20 manege in need of re-surfacing, gardens, timber garage and paddock areas. **IN ALL APPROX. 5 ACRES (stms).**

**REDUCED TO £199,500**

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## ACCOMMODATION

uPVC door with two glazed panels opening into;

### **HALLWAY**

Doors off to all bedrooms, cloakroom, shower room and to two built in cupboards, one housing a 'Vokera' propane gas fired boiler. Pine clad ceiling and is open plan through to;

### **KITCHEN**

9'7" x 5'10" max

Window to the side with views over the stables and grounds, pine clad semi-vaulted ceiling and open plan to the dining area. Pine base and eye level units with a roll top work surface over incorporating a sink and drainer, four ring propane gas hob with an electric single oven below and extractor fan above, space and plumbing for a washing machine, space for a larder style fridge and housing for a microwave.



### **DINING AREA**

7'7" x 6'

Window to the side overlooking the garden and paddocks, radiator, semi-vaulted pine clad ceiling and open plan archway through to the main lounge.



### **LOUNGE**

12'5" x 13'7"

Sliding patio doors to the rear conservatory, two windows to one side and a large picture window to the

other both overlooking the grounds and gardens, feature fireplace with timber surround, stone effect hearth and back, currently housing an LPG gas fire, vaulted pine clad ceiling and a radiator.



### **CONSERVATORY**

12'10" x 7'6"

Hardwood construction with glazing to three sides and sliding patio doors with views over the land and opening onto a large rear decked terrace, two wall lights and a poly carbonate roof.

### **BEDROOM ONE**

9'2" x 8'

Window to the rear, radiator, built in furniture incorporating over-bed storage, double wardrobe, drawer units and dressing table, pine clad ceiling and ceiling light fan.



### **BEDROOM TWO**

8'6" x 6'8"

Window to the side, radiator, two wall light points, built in furniture incorporating over bed storage and a double wardrobe.

### **BEDROOM THREE**

8'7" x 6'8"

Window to the rear, pine clad ceiling, radiator, built in furniture incorporating over-bed storage and a double wardrobe.

### SHOWER ROOM

Opaque window to the side, electric shaver point, pedestal wash hand basin, pine clad ceiling, extractor fan, radiator and walk in self enclosed shower cubicle.

### CLOAKROOM

Opaque window to the side, close coupled WC, wall mounted corner wash hand basin, radiator, extractor fan and a pine clad ceiling.

### OUTSIDE

The property is approached off Garden Lane through twin timber farm gates onto an asphalt scalping driveway which leads to the property and stables. There are areas of garden in front and to the side of the mobile home plus an enclosed rear garden which is laid to lawn with some high fencing and post and rail fencing.

### GARAGE

24'2" x 17'6"

Timber construction on a concrete base.



### STABLE BLOCK 1

Adjoining the garage and of timber construction on a hard base.

- 2 stables @ 12' x 12'



### HAY STORE

13' x 8'

Adjoining stable block 2 and is of timber construction.

### STABLE BLOCK 2

Timber construction on a hard floor comprising;

- 2 stables @ 12' x 12'
- Tack room circa 8' x 12'



### MANEGE

40m x 20m

Sand surface which is currently under grass and would require re-surfacing if to be used as a manege however we have been informed by the vendors that it drains really well.



### PADDOCKS

Mostly to the rear of the property with additional grazing to the front and side.





### GENERAL

The property is freehold, propane gas (LPG) fired central heating, uPVC double glazed, recently installed mains water and electric with private drainage. Local authority is Fenland district Council, council tax band 'A'.

The property is approx. ½ a mile from the village centre, which has local shops, public houses and a primary school. All main facilities can be found at Wisbech, which is 3.5 miles away. The city of Peterborough is approx 21 miles distant and has a regular train service to London Kings Cross.

**Vacant Possession**

### DIRECTIONS

The property is best approached off the B1169 from Wisbech or the B1166 from Parson Drove.

From Wisbech take the A1101 out of town towards Tydd St Giles and Long Sutton, then follow the signs for Leverington, and then take the B1169. Turn left signposted **\*\*Wisbech St Mary and then immediately right into Garden Lane where the property will be found on the left.**

From Parson Drove, take the B1166, which becomes the B1160 and turn right signposted Wisbech St Mary. \*\*

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. These details are a general guideline and do not constitute an offer or contract. An agent of Rural and Equestrian Ltd has visited **Walnut Tree Farm**, but has not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. All fixtures and fittings mentioned in these details are included in the sale, all others in the property are specifically excluded.



# RANDE financial services

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