

Total area: approx. 177.9 sq. metres (1914.4 sq. feet)



Ground floor

First floor

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Sixteen Foot Bank, Christchurch, Cambs, PE14 9NR

Rural Location - Plot in Excess of 1/2 Acre - Beautifully Presented 17th Century Farmhouse - 2/3 Bedrooms - Kitchen & 3 Reception Rooms - Ground Floor Shower Room, WC & First Floor Family Bathroom - Large Barn & Workshop - Driveway Parking - Enclosed Garden With Separate Vegetable Garden

£425,000



Believed to have been built in the 17th Century, set in a peaceful countryside location, this well-presented rural farmhouse offers a perfect blend of character, space, and functionality.

Ground Floor
Entrance door, stairs to first floor and door to:

Lounge

5.13m (16'10") x 4.84m (15'11")
Double glazed window to front, fireplace with tiled hearth and wood burner, radiator, exposed floorboards and feature beams.

Dining Area

4.78m (15'8") x 3.55m (11'8")
Double glazed window to front, fireplace, radiator, tiled flooring and feature beams.

Kitchen Area

5.16m (16'11") max x 4.02m (13'2")
Fitted with a matching range of base and eye level units with worktop space over, gas range style cooker, Belfast sink, plumbing for washing machine, double glazed window to rear, walk-in pantry and wooden flooring.

Storage Area

2.44m (8') x 1.57m (5'2")
Base units with worktop space over and space for fridge and freezer.

Breakfast Room

4.00m (13'2") x 2.44m (8')
Laminate flooring, radiator, double glazed double doors to rear garden.

Lobby
Indian stone tiled flooring, skylight, radiator, built in storage cupboards and doors to:

Shower Room
Fitted with two piece suite comprising shower enclosure and wash hand basin with drawers under, airing cupboard, and radiator.

WC
Double glazed window to front, WC with hidden cistern and Indian stone tiled flooring.

First Floor

Landing
Stairs to ground floor, door to dressing room and doors to:

Bedroom 1

5.20m (17'1") x 4.72m (15'6") max
Double glazed window to front,

radiator and exposed floorboards

Bedroom 2

5.20m (17'1") x 4.38m (14'4") max
Double glazed window to front, radiator and exposed floorboards.

Dressing Room /Bedroom 3

6.64m (21'9") x 2.28m (7'6") max
With hanging rails and skylight and door to:

Bathroom
Fitted with three piece suite comprising P shaped panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, skylight, heated towel rail and vinyl flooring.

Outside
Situating on a 1/2 acre plot, the property features a split-level wrap around garden with a summer house, timber garden shed, lawned areas, raised beds, mature trees and established shrubs, creating a private setting, while a decked area and patio area create space for relaxing and entertaining.

An additional outbuilding includes a large barn (25m x 16m approx) with a fully equipped workshop and multiple areas for storage or workspace with electric and water.

There is ample off-road parking and space for vehicle parking in the the barn, while a separate vegetable garden with growing tunnel, apple, pear, cherry, and plum trees provides an ideal space for homegrown produce.

Note: The property has solar panels which are owned.

EPC Rating: TBC



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