



Scotts Feild Barn
Outwell | Wisbech | PE14 8PE

MODERN COMFORT WITH ITS ROOTS IN THE PAST



A new, three-bedroom, detached family home, built from a converted farm building, on a generous plot with fabulous family room and kitchen, large sitting room, home office, en-suite master and two double bedrooms, and underfloor heating, in a village location with two mainline rail stations a short drive away, and the stunning North Norfolk coast within easy reach.







- A conversion of a former Barn, set back from the road, now with a contemporary design
- Entrance Hall, Sitting/Bedroom 4, Open Plan Kitchen, Dining and Living space
- Home office, W.C and Utility Room
- Three first floor Bedrooms, family Bathroom and En-Suite
- Off Road Parking and Gardens with views over Fields to the rear
- Total Accommodation extends to 1527sq.ft

Converted Farm Building with Mod Cons

This new property has been converted from a traditional market garden building, modified and extended to create a three-bedroom detached property on a large, fully enclosed plot.

This attractive property is reached by a driveway from the village road. It has been clad with newly available board cladding, which has a further layer of insulation beneath to reduce heat loss in the winter and keep the house cool in the summer. It has a tiled roof.

Through a glazed anthracite door, matching the double-glazed windows throughout the building, you come into a good-size entrance hall. There is an solid-oak staircase ahead, with oak handrails. This is finished with glass panels, and has an oak-clad storage cupboard beneath. The solid-wood theme continues with oak-clad doors throughout, with chrome door handles.

Hints of the Past

To the left as you enter the property is a large sitting room. This double-aspect, room has plenty of interest with windows echoing the original farm building that the main part of the house has been converted from. The old doorway has been cleverly converted into a large window, with two side windows and a large window overlooking the front of the property. This room has been carpeted.

There is underfloor heating throughout the ground floor, fed by a new boiler, which, combined with the added insulation in the walls and roof space, make this an efficient house to heat.



Home Office

To the right is a home office with window overlooking the front. Like the rest of the house, this room has wired-in internet, ensuring good signal wherever you are in the house, and it has underfloor heating. Behind is a downstairs cloakroom with toilet and basin with vanity unit beneath, half tiled in neutral tones with brown feature fittings and a window over the side of the property.

Family Room in the Sun

The hub of the house is a large, open-plan family room and kitchen. This dual-aspect room has large bifold doors onto the rear patio, two further windows. It has hard-wearing Karndean-style flooring.

The kitchen area has plenty of Indigo cupboards, with a central island with large breakfast bar. The island has an induction hob with extraction fan above, and storage either side. The one-and-a-half sink is beneath a large window overlooking the garden, with mixer tap. There is dark grey slate-effect tiling behind the worktops. All lighting in this room is inset LED – another efficiency feature. The kitchen has integrated dishwasher and fridge-freezer in a larger cupboard, and integrated, high-level double oven, and there is plenty of workspace. This room also has underfloor heating. The kitchen is open to a light and spacious family seating and dining area with large bi-fold doors onto the patio, creating a great family space.

Utility Room

Leading off the kitchen is a good-size utility room with window over the side of the property. This has been fitted with a sink, floor and wall cupboards to match the kitchen units, including a full-height cupboard for storage, and there is space for a washing machine and dryer. There is a back door into the garden.

Boiler house

Between the downstairs cloakroom and utility room with access solely from outside is the specially designed boiler room, which also houses the electricity controls.

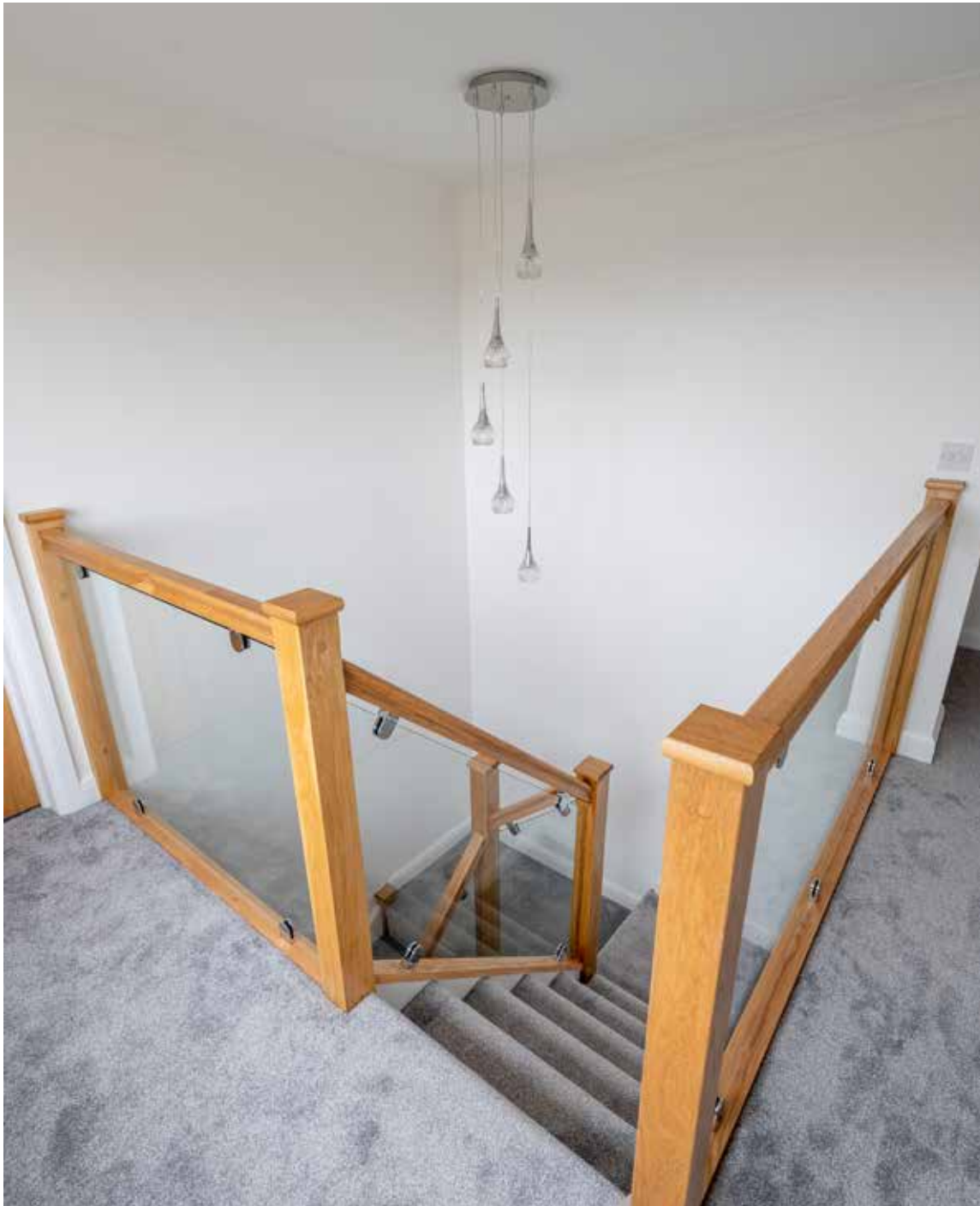












Wide Views of Fields

The stairs to the first floor are solid-wood and there is a glass panelled galleried landing with large window and views over the fields. There is feature lighting above the stairwell. A smoke alarm is fitted at the top of the stairs.

Immediately to your left is the master bedroom above the sitting room, with large window over the front and views over the surrounding countryside. There are plenty of electric sockets and two TV points, and heating is from a large, panelled radiator.

The master bedroom has an en-suite bathroom, which has an oval glass-finish corner shower, toilet and basin with heated mirror and shaver attachment and vanity unit beneath the sink. Upstairs is fully carpeted and is heated by radiators.

The family bathroom with bath, separate large shower, toilet and basin, is to the right of the stairs. This is fully tiled with marble-effect tiles, and has a window overlooking the side of the property. There is a heated mirror with lighting and shaver attachment.

Beyond the bathroom is a second landing area, with loft access, leading to two, double bedrooms which overlook the rear garden. These are both fully carpeted and, like the rest of the house, have wired-in internet.

Plenty of Room for Play and Entertaining

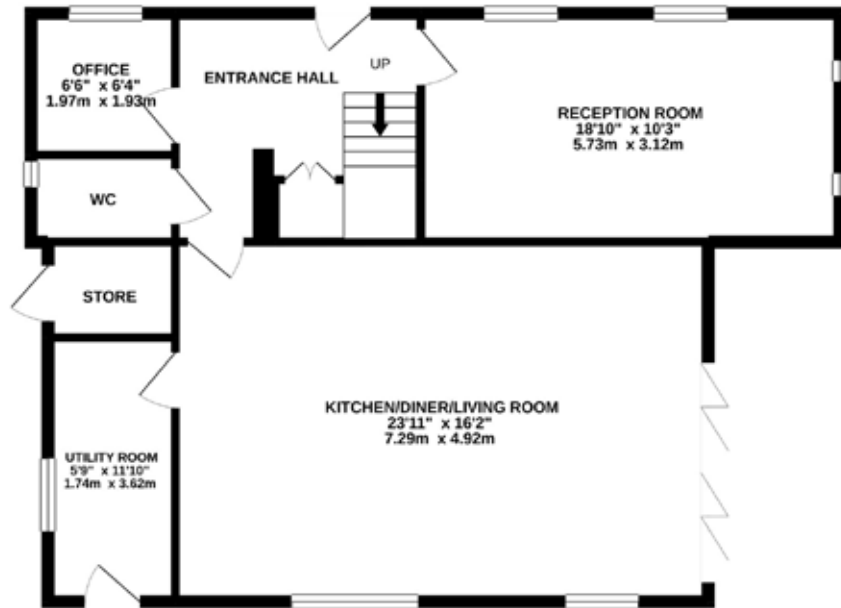
The house sits within a plot of over a quarter of an acre, and is fully enclosed with panelled fencing, making it ideal for pets or children, and will be laid to lawn.

Modern House in the Country with Great Transport Links

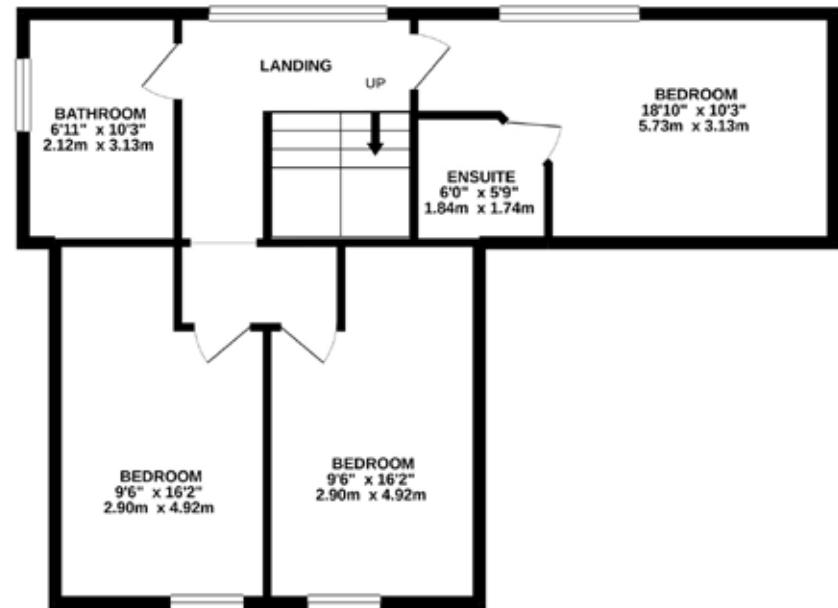
This house is in a traditional Fenland village with full amenities, including a local village primary school, brand new coop store, take-aways, as well as two local pubs and a well-known hotel nearby.



GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



1ST FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1527 sq.ft. (141.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





The nearest market town of Downham Market is 6 miles away, and this has a range of shops, as well as a new leisure centre, secondary school, and a mainline station. Trains from here arrive in Cambridge in 40 minutes, and are direct to London King's Cross in an hour and a half. The mainline station at March is a twenty-minute drive, with Peterborough a twenty-minute train journey, with fast trains arriving at King's Cross in 50 minutes.

To the west is the market town of Wisbech, with the National Trust property Peckover House, Wisbech Grammar school. Here is a large retail park, which is a ten-minute drive, and has major supermarket and variety of stores.

This house is ideally placed to make the most of your free time. The Georgian port town of King's Lynn, known as the gateway to the North Norfolk coast, is 15 miles away. The Royal Estate of Sandringham is a few minutes beyond, with the famous sandy beaches at Hunstanton and the rest of the popular coast within easy reach.



Services..
 OFCH
 The Property is Freehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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