



Long Meadow Farm
Leverington | Wisbech | PE13 5JP

COMMERCIAL AND AGRICULTURAL PROPERTY, WITH RENOVATED FAMILY HOME



A detached, three bedroom, period home with two reception rooms, large kitchen-diner, utility room, bathroom and wet-room, recently refitted and modernised. The property includes a commercial workshop, currently used as a commercial joinery, and large agricultural barn, both build to an extremely high standard. This old farm property is in a quiet, rural setting close to a Fenland market town, set in 17 acres of fields, which extend either side of the house. The fields are fully hedged with native hawthorn and offer 200 feet of road frontage. This property offers rarely available and flexible use commercial and agricultural buildings in a great location.



INSIDE

- An incredible opportunity for those who seek land, offered with approximately 17 acres
- Two incredible Outbuildings/Barns one of 38ft and the other 99ft
- A well-presented Three/Four Bedrooms House
- Sitting Room, Dining Area & Kitchen, Home Office or ground floor 4th Bedroom
- Utility Room, Bathroom, Three further Bedrooms, WC and Shower Room
- Total Accommodation extends to 1399sq.ft
- Energy Rating D

Refurbished Period Home

This classic property dates from 1914, as shown in the plaque on the front of the house. It is brick built with a tiled roof and a bay window, set back from a quiet country road. A concrete path leads to the house from a large, gravelled yard. There is a front garden mostly laid to lawn, with a post and rail fence. The house has a nearby copse of mature trees, with apple and pear trees.

The front door is solid ash with double-glazed panels, made by the vendor – a professional craftsman. It opens into an entrance area with solid oak stairs and ash rail ahead, also refurbished by the vendor.

All windows are double glazed, heating is mainly radiators from an oil-fired boiler, with some under-floor heating. All pipe work and radiators are newly installed. Internal doors are all craftsman made by the vendor, and are solid ash with glazed panels to allow in extra light. All floors on the ground floor are levelled and insulated.









KEY FEATURES

Comfort and Light

To the left is the sitting room with a wide bay window and recently laid, antiqued parquet floor – which, along with the arched brick fireplace and wood burner, is a stunning feature of this welcoming room. The fireplace is finished by a slate hearth in a single piece and specially commissioned by the vendor from a quarry in Wales. Beneath the stairs is a cosy nook, currently housing a sofa.

The parquet has been laid with insulation beneath, it has an antiqued finish and is varnished.

A Modern Kitchen with the Warmth of Real Wood

Through a glazed ash door at the rear of the sitting room you come to the kitchen-diner. In the dining area, there is a parquet floor to the same design as the sitting room. This room leads into a light, modern kitchen with a large window overlooking the property's fields, a large skylight and further large window and glazed door into a rear lobby.

The worktops are solid granite, and there are plenty of cupboards, which are of a high-quality and designed to be easy to maintain. The cooker is gas with an extractor hood above. There are plenty of electric sockets and lighting is provided by inset LED downlighters. Flooring is hardwearing, wood-effect laminate. A glazed door leads to a rear lobby and back door into the rear garden. A matching ash door leads to a large utility area, with two windows, plumbing for a washing machine and plenty of storage space.









KEY FEATURES

Home Office / Family Snug

The dining area has double doors, with glazed panels, leading into the second reception room. This is dual aspect, with one large window overlooking the front of the property and a second smaller to the side by the old chimney breast, the inset of which is fitted with a double socket. This room, is currently used as a home office but could be a second reception room or games room, and also has a fully insulated parquet floor.

Family Bathroom

A free-standing rounded bath is the central feature to the main bathroom off the dining area. This design is matched by a modern styled sink and toilet, with chrome-finish heated towel rail. The room is dual aspect with frosted glass and deep windowsills of Corian – a solid material which is hard wearing and easy to maintain, and flooring to match the kitchen.

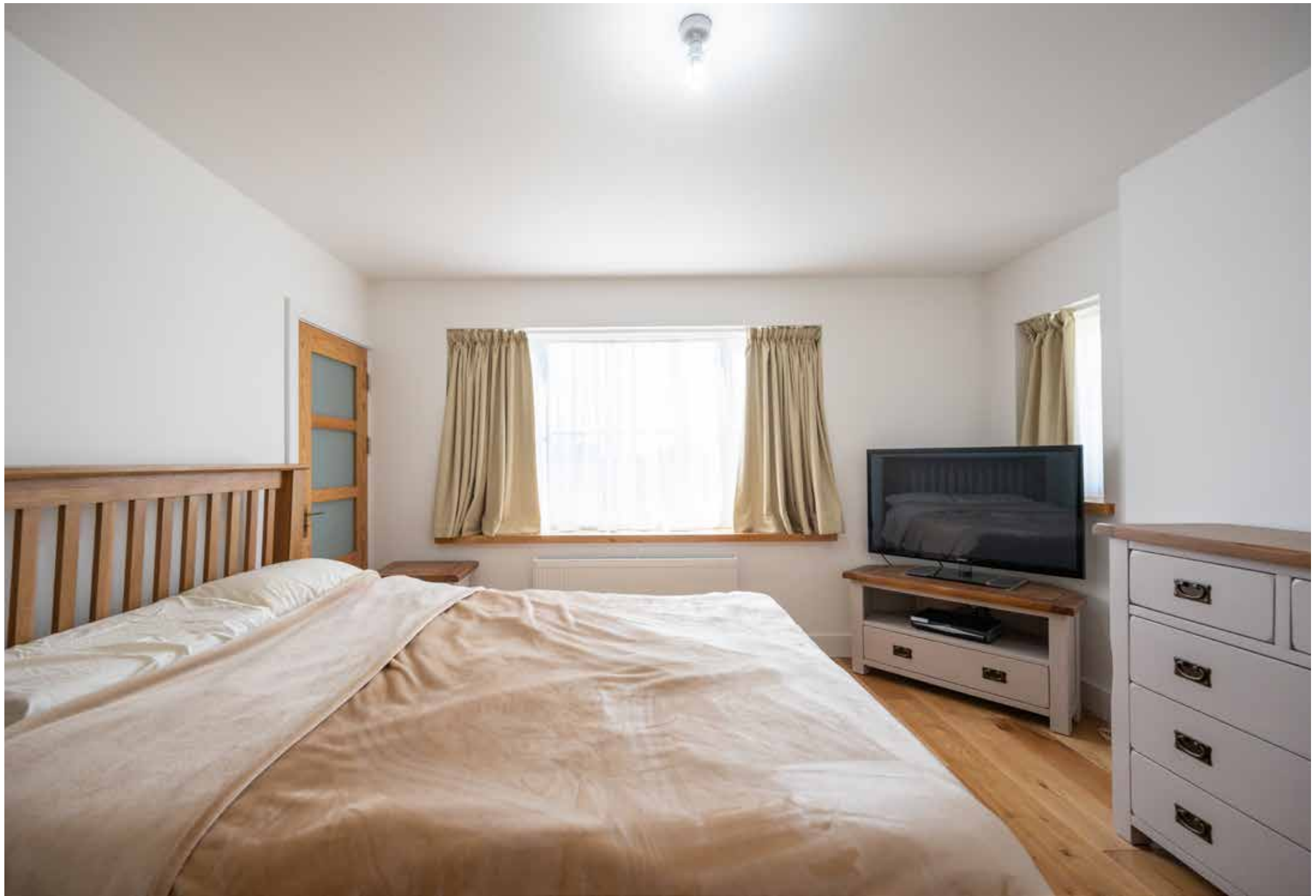
The walls are partly tiled with porcelain tiles and there is a large fitted mirror above the sink.

Boiler Room and Single Garage

A separate boiler room is reached via an external door. The oil tank is just behind the property and is easily accessed for refilling.

A small garage is to the rear of the property and is currently used as a dry wood store for the wood burner.







OUTSIDE

First Floor

The stairs are finished in solid oak with an ash handrail. At the top of the stairs to the left is the master bedroom, which is dual aspect with views over the surrounding farmland. A second double bedroom is to the right of the stairs. This also has two windows.

A landing leads to a separate, recently refurbished, fully tiled toilet to the right. This has a heated towel rail with sink and two fitted mirrors. There is a wet room shower to the left – all finished to a very high standard. Both the toilet and wet room have under-floor heating.

A glazed ash door leads to the rear bedroom – a single room with a large fitted wardrobe cupboard and window to the side of the property.

Land with Modern, High-Quality Commercial and Agricultural Buildings

This property is set on 17 acres of land, which is fully fenced and has an 8 foot livestock-proof hawthorn hedge, planted by the vendor. The property has a road frontage of 200 metres, approximately, with a separate gate leading to each field – which allows some flexibility in how the commercial buildings at the rear of the property are used.

Workshop

Through an opening in a tall evergreen hedge you reach the rear yard, with solid concrete hardstanding between a workshop and barn.













The workshop has a rain canopy and two glass doors, with sliding double-skin steel doors behind. These are large enough for a van, to aid loading, and the building is protected from the rain by the canopy. A personnel door leads into the workshop which is currently used as a commercial joinery shop. It has been almost completely rebuilt from an existing building and has permission for commercial use. It has three-phase electricity, which the vendor had installed.

There are four, double-skinned window lights in the roof, a separate toilet and sink, and water supply. The external construction is steel, with inner walls of breeze blocks with insulated panel finish. There is a painted wooden floor, with insulation beneath. The sliding and personnel doors have high-quality Brammer locks, and both the workshop and the barn opposite are fully alarmed.

Barn with Agricultural Use

The large barn is approximately three times the size of the workshop. It also has three-phase electricity supply and light comes from ten double-skinned roof lights. While this barn has permission for agricultural use it has been built to commercial standards, with heavy-duty RSJs, a power-floated, insulated concrete floor with smooth finish. The roof and walls are insulated, and round the inside perimeter is a breeze-block foundation in place for internal breeze-block walls if required. This has a fire escape and personnel doors, all fitted with Brammer locks and the building is fully alarmed.

The rear yard could be reached via one of the fields to either side of the property if required.

Country Location near a Bustling Town

This property is four miles from the Georgian market town of Wisbech, with a full range of commercial shops and retail centre. The town has good primary schools, and a choice of secondary schools, including the well-regarded Wisbech Grammar School.



INFORMATION



On Your Doorstep...

Leverington is a North Cambridgeshire village with a church, primary school, sports & social club, post office and a public house. The close-by Georgian market town of Wisbech, known as the capital of the Fens, offers a wide range of amenities and leisure activities. These include primary and secondary schools such as Peckover Primary School and the sought-after Wisbech Grammar School, supermarkets, restaurants, shops, museums and a theatre. The popular Country Club & Golf Course in Tydd St Giles is only 4 miles away.

How Far Is It To?...

The nearest mainline train station is at March, a twenty-minute drive. This has trains for Peterborough, Birmingham and Liverpool, with direct trains to Ipswich and Stansted airport, while London King's Cross, with a change at Peterborough, is 1 hour and 25 minutes.

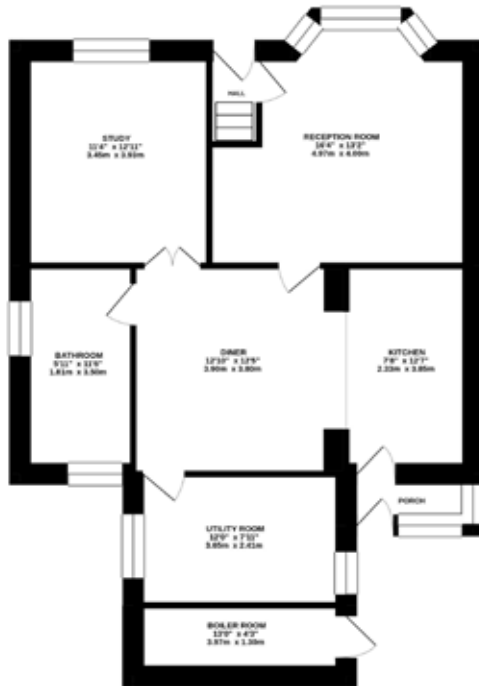
Directions...

Leave Kings Lynn heading on the A148 Wisbech Road/ Clenchwarton Road to Pullover Road. Follow A47 to Lynn Road and then onto Wisbech, at Freedom Bridge roundabout take the 4th exit onto A1101. Continue on B1169 to Mill Lane and Long Meadow Farm is the 2nd property on the right.

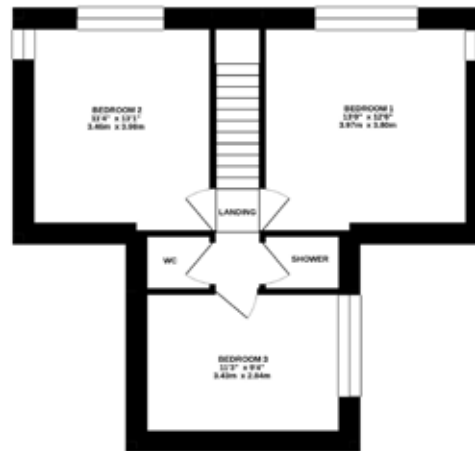
OFCH, Mains Water & Septic Tank

The Property is Freehold

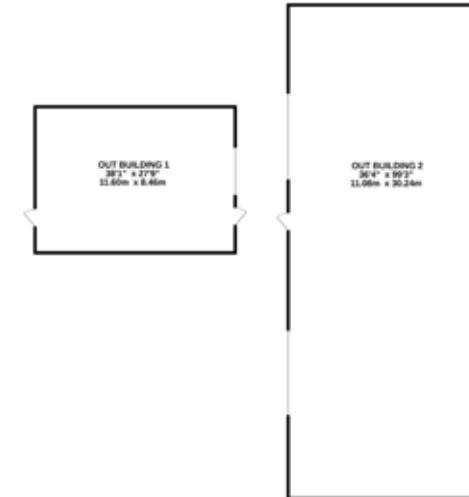
GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.



GROUND FLOOR
4467 sq.ft. (415.0 sq.m.) approx.



TOTAL FLOOR AREA: 4467 sq.ft. (415.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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TOTAL FLOOR AREA : 1399 sq.ft. (130.0 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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THE FINE & COUNTRY
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