



Elton House
Tydd St Giles | Wisbech | PE13 5LA

LARGE 6-BEDROOM FAMILY HOME IN A FORMER VICARAGE



Elton House is an exquisite six double bedroom detached family home situated in the popular village of Tydd St Giles. This exceptional home dates back to the 1950's. Formerly a vicarage so it should come as no surprise that the house boasts an array of classic and traditional features. The Beautiful grounds are the perfect space to entertain guests and relax as a family.

Elton House is ideal for a multi generation living as it features a detached one-bedroom self-contained annex.



KEY FEATURES

- Six Spacious Bedrooms all with Exclusive Views of the Grounds
- Three Additional Reception Rooms
- Further Detached One Bedroom Annex Offering Flexible Living Arrangements 444sq.ft Approx
- Stunning Open Plan Kitchen/Living Area
- Retaining Many Original and Period Features
- Situated on a Plot in excess of 0.5 acre (sts)
- Garage & Private Large Gravelled Driveway
- Popular Village Location of Tydd St Giles
- Total Accommodation Extends to 2745sq ft
- Energy Rating C
- Wood Pellet Boiler/Oil to Annex

Large and Light Family Home

Elton House is a stunning home and former vicarage dating back to the 1950s. There is much to love about this property, the grandeur is apparent from the moment you enter the welcoming entryway. As you approach the property, you will be impressed by the size, style and just how striking Elton House is, and this is something that continues as you head inside. Each room has been finished to a high standard, with classic and contemporary elements seamlessly woven into the overall interior design.

The current owners have lived in the property for 21 years, having initially been drawn to Elton House as being the ideal place to bring up their two small children. They describe it as being solid, noting that “the general family noise does not travel around the house” as it does in many newer properties. They love how much space the house has, providing enough room to “stride around”, and the windows make it a light, bright and airy place.

Each room in Elton House is special, but the current owners highlight that the family room and kitchen area is the ideal place for everyone to do individual activities whilst still being in the same space.

They explain that “in the winter, the wood burner makes it cosy and warm, and in the summer, the patio window makes it cool and airy”, showcasing just how versatile the property is. The current owners also highlight that having guests is always very easy with this room, as they can be cooking and entertaining at the same time.





KEY FEATURES

Flexible and Environmentally Friendly

When asked to describe the house in three words, the current owners chose “flexible, family-focused and environmentally friendly” as their descriptors of choice.

These are perfect adjectives, as Elton House is a property designed with family life in mind. With its six bedrooms, three bathrooms and multiple living spaces - including a snug, sewing room, family room and living room - you won't feel cramped. The property also boasts a utility room, boot room and abundant storage.

It's large and spacious, whilst also being comfortable and cosy. Regardless of whether you are a large and lively family or you are planning to have overnight guests, the property has much to offer. In regards to being environmentally friendly, a lot of work has been done to reduce the property's carbon footprint. Solar panels have been installed, as has a pellet boiler, which uses no fossil fuels and has a huge heat capacity, helping to heat the home cost-effectively. The property also has an EV charging point for electric cars.

Enclosed Garden and Welcoming Community

As you venture outside, you can enjoy an enclosed and private rear garden. It has various areas, including a lawn, patio, block paved area and vegetable garden, with a separate garden space at the front of the property. At any time of day, it's easy to find a sunny spot or a patch of shade to relax in.

The annexe is a stand-out feature of Elton House, providing additional space for friends and family. The current owners' father spent seven happy years in the annexe, which enabled him to keep his independence while giving them peace of mind that he was looked after. It boasts a kitchen, living room, bathroom and bedroom, all finished to a high standard.

Located within a welcoming community and beautiful local area, the home provides a slower pace of life. The current owner explains that “being rural feels like we are a step away from the hectic world around us, but less than two hours from central London”, showing that the house has struck the perfect balance. The local village is bustling and busy but has a community feel, with activities and celebrations regularly happening in the community centre.

























INFORMATION



On The Doorstep...

The rural village of Tydd St. Giles borders Cambridgeshire & Lincolnshire. Its church (St. Giles) is one of the few in the area to have a separate tower. Tydd St Giles Golf & Country Club spanning over 150 acres of landscaped grounds offers an 18 hole, par 70 golf course with serene fishing lake which is available all year round. Further amenities including horse riding, bird watching and walking through the beautiful countryside are right on the doorstep. Its leisure complex includes an indoor heated swimming pool, gym, sauna, steam room and fitness suite, restaurant and bar.

How Far Is It To...

The historical market town of Wisbech, which is approx. 6 miles to the south, offering supermarkets, a swimming pool and sports centre, library, museums, a theatre and secondary schools – the state-funded Thomas Clarkson Academy and the sought after Wisbech Grammar School. The Hanseatic town of King's Lynn with its excellent shopping and leisure facilities is 25 minutes away with a direct rail link to Cambridge and London. March station with a direct rail link to Stansted Airport is 30 minutes to the south whereas Peterborough is a 40 minute drive away with rail links giving access to London with a journey time less than an hour or to the Midlands and North.

Services, District Council

Pellet Boiler in Main House, Oil Boiler in Annex
Mains Water & Drainage
Fenland District Council, Council Tax Band E

Agents Notes:

The vendor is selling part of the garden for development plot, planning reference: F/YR23/0280/F

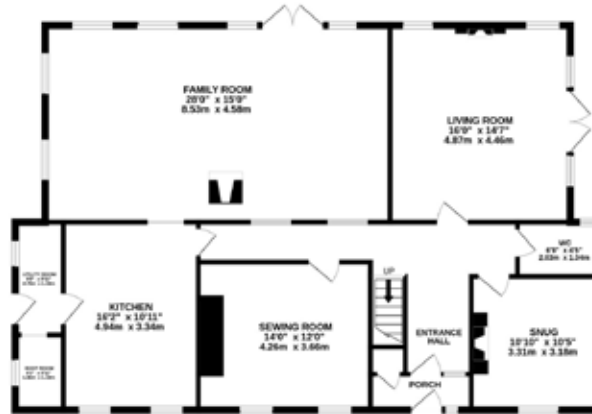
Tenure

Freehold

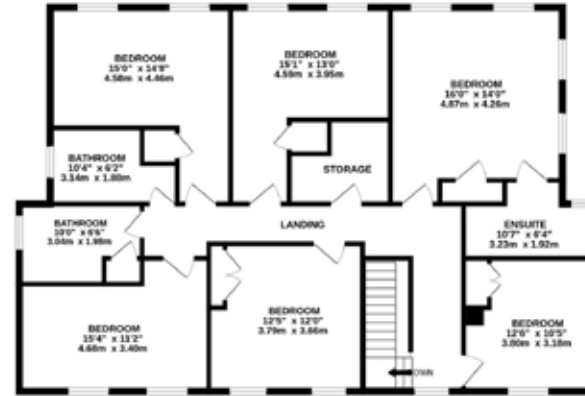
GARAGE
104 sq.m. (1101 sq.ft.) approx.



GROUND FLOOR
1176 sq.m. (12611 sq.ft.) approx.



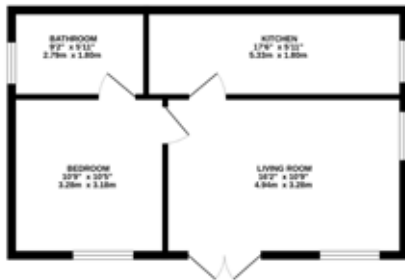
1ST FLOOR
1399 sq.m. (14971 sq.ft.) approx.



SQ.M DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA: 2748 sq.ft. (255.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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