



Rutland House
Welney | Wisbech | PE14 9SG

MODERN FOUR BEDROOM HOUSE WITH PADDOCKS AND LAND



A haven of space and style awaits those seeking a peaceful retreat! This exceptional property is more than just a house; it's a lifestyle destination. It offers a rare combination of equestrian potential, expansive grounds, and a tastefully designed home – all nestled within the peaceful tranquility of the Fenland village of Welney.



KEY FEATURES

- Detached four bedroom property with 2.5(sts) acres for potential for equestrian pursuits
- An abundance of flexible living space ideal for multigenerational living
- Stunning open-plan living/kitchen/family room with impressive vaulted ceilings
- Seamless Indoor-Outdoor Flow with Bi-fold doors leading to inviting patio area
- Cosy living room featuring brick fire surround with a log burner.
- Versatile annexe room, Includes a private shower room and separate garden access
- Four generously sized bedrooms offering ample space and privacy
- Meticulously maintained gardens, with mature trees, patios, and decking
- Fully Fenced Paddocks and stable block, secure gated driveway with ample off-road parking
- Total accommodation extends to 2970sq.ft

Detached and Contemporary

Rutland House is a stunning property, boasting four bedrooms, multiple living rooms and around two acres of outdoor space. As a detached property, the house feels private and secure, whilst also benefiting from the peace and quiet that comes from having no adjoining neighbours. It was the “balance of the house, land and housing for animals” that instantly grabbed the attention of the current owners. They were sold on the space for growing produce and the wildflower meadow, and the fact that it’s surrounded by farmland on all sides. They highlight that, as Rutland House boasts its own two acres of land, it’s the ideal place for a smallholding lifestyle.

When asked to describe the home in three words, the current owners chose “tranquil, versatile and charming,” and those descriptors couldn’t be more accurate. There’s an undeniable charm about Rutland House, and it perfectly balances modern interior design with functionality. As you move around the home, you will see that every room has been finished to a high standard and no expense has been spared.

Spacious and Light Living Space

There’s something special about every room at Rutland House, all of which are spacious and light. The current owners say the kitchen is their favourite room in the home, highlighting how impressive the floor-to-ceiling gable window is.





KEY FEATURES

This, combined with the bi-fold doors, lets in a huge amount of light and provides unbeatable views of the garden, animals and paddock. It's easy to see why the kitchen, with the natural light and space, is the hub of the home.

There are four large bedrooms in the property and a lot of living space, making it ideal for a large family and hosting guests. Whether you choose to gather as a family in the dining room and kitchen area, relax in the living room with a good book or chill out in the snug, you won't struggle to unwind and feel at home here. There's even a boot room and double garage for additional storage.

Wildlife and Paddocks

The garden at Rutland House is a varied space, one that attracts a lot of wildlife. There's a mix of mature trees - including a beautiful copper beech, willow, silver birch, fruit trees and poplar - all set within fenced grass paddocks and three stables. The garden also boasts lawns, flowering shrubs, numerous vegetable gardens, a large polytunnel and areas set aside for wildlife. It's a gorgeous garden, with enough space for children to play while you sit back, relax and soak up the sun. Whether you are al fresco dining or planting produce, it's sure to be a garden that gets a lot of use.

The property sits on the border of Norfolk and Cambridgeshire, enjoying a far-reaching panorama and beautiful views of The Fens. It's a peaceful location, in a quaint hamlet, meaning there's still the joy that comes with having a handful of neighbours. You can enjoy a picturesque walk to a country pub, The Lamb and Flag in Wenley, and Welney Wildfowl and Wetland Trust is only a short drive away. If you head further afield, a quick drive will take you to Littleport - where you can access direct trains to London's King's Cross - and the cathedral city of Ely.





















INFORMATION



On The Doorstep...

Welney is a Fenland village which lies on the A1101 between Downham Market and Ely. It is famous as one of the locations of the Wetland & Wildfowl Trust which was created by Sir Peter Scott, the celebrated conservationist and son of Scott of the Antarctic. Welney has a church, a parish hall, a playing field and a rural country inn famous locally for its good food. Upwell Health Centre, supermarkets and petrol station are 7 miles away. Off-road country walks are on your doorstep.

How Far Is It To?...

Rutland House is surrounded by the small market towns of Wisbech, Downham Market and Ely offering a number of shops and services. The nearest train station with direct trains to London King's Cross is 6 miles away at Littleport. Approx. 20 minutes' drive away from Ely which offers a selection of good shops and Ely Cathedral. The North Norfolk coastline can be reached in just over 1 hour by car as well as Thetford Forest Park which lies just under 30 miles to the east.

Directions - Please Scan The QR Code Below

What Three Words Location

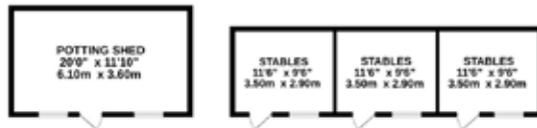
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words.. [///migrants.outlawing.scooter](http://migrants.outlawing.scooter)

Services, District Council and Tenure

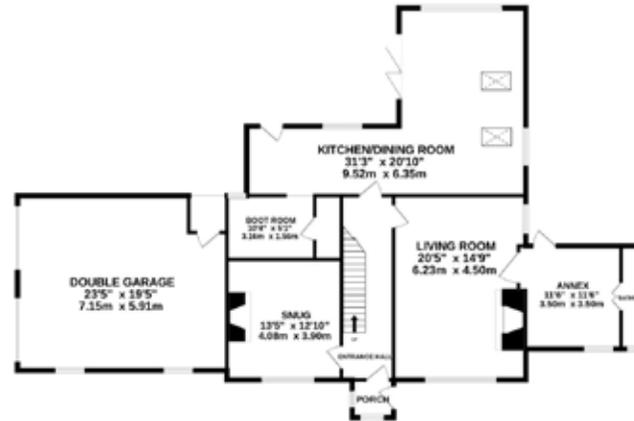
OFCH, Mains Water & Septic Tank
Kings Lynn and West Norfolk Borough Council - Tax Band E
Freehold



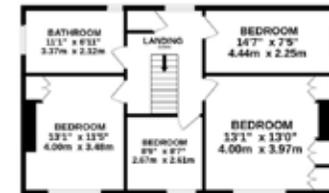
OUTBUILDINGS
564 sq.ft. (52.4 sq.m.) approx.



GROUND FLOOR
1707 sq.ft. (158.5 sq.m.) approx.



1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 2970 sq.ft. (275.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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