



Virginia House  
Marshland St James | Wisbech | PE14 8JF

# SURPRISE SPACE



Set in the Norfolk fenland Parish of Marshland St. James is this large detached 4 bedroom family home, the current owners have lived in this property for 30 years from a new build. The owners have built a single storey extension onto the original house creating an extra spacious reception room or a fantastic home office space and updated bathrooms, en-suites and installed upvc double glazing.







- Detached & Spacious Family Home
- Four Double Bedrooms & Master En-suite
- Two Large Reception Rooms, Kitchen/Diner & Utility Room
- Rural Location
- Close To Kings Lynn with Mainline Train Station
- Generous Garden to Rear & Side
- Planning Permission Ref 12/00376/F
- Ample Driveway Parking
- Total Accommodation extends to 2072sq.ft
- Energy Rating E

#### Attention to Detail

Entering the house through the porch it leads to the entrances of living room, lounge and kitchen, with stairs leading to the first floor. A living room with fireplace, and a large and inviting open plan kitchen dining room, full of light and ample family space, there is space for a large range cooker ideal for the central family hub of the home. There are patio doors leading to the garden from the dining area.

The kitchen leads to the laundry and utility room, a must for any large family. The ground floor also has a conservatory to overlook the garden. A large ground floor of 1204sq.ft.

Upstairs has four bedrooms, the master has an en-suite and three other bedrooms with family bathroom.

Building permission has been granted for a large completely self-contained annex which already has footings in place so the planning permission can never expire.

#### Outside

A double length store/workshop is at the rear of the property, with ample car parking, for six cars. The outside has a courtyard and lawn area with a large patio area with a timber-built gazebo homing a large swim spa with a separate brand new raised deck area ideal for barbecues and social gatherings. Lots of birds and squirrels visit the garden.

The current owners keep ponies, donkeys and goats on the field to the rear of the property, they are planning to move into a nearby property and will become your neighbours..

“We enjoy living in Marshland St James because we are still going to stay living in the village” Within 2 miles from the Village centre and community hub with cafe, pubs, village hall, playing field, garage, Doctors and pharmacy.



The area offers fenland, lakes, rural community activities from the WI to exercise classes and tea rooms at Marshland Hall.

Approx. 10 miles from Kings Lynn, with shops, restaurants and history, 5 miles from Wisbech the capital of the Fens and 20 miles from Peterborough and 20 miles from the closest beach. Direct rail travel from Kings Lynn to Norwich and London, situated off the A47.

Marshland St. James has a local primary school with a good ofsted report and Secondary school 3 miles away with a good ofsted report also, Marshland High bus service picks up from outside the house in addition to the Wisbech Grammar school. Marshland St. James offers the rural countryside with the village community feel.













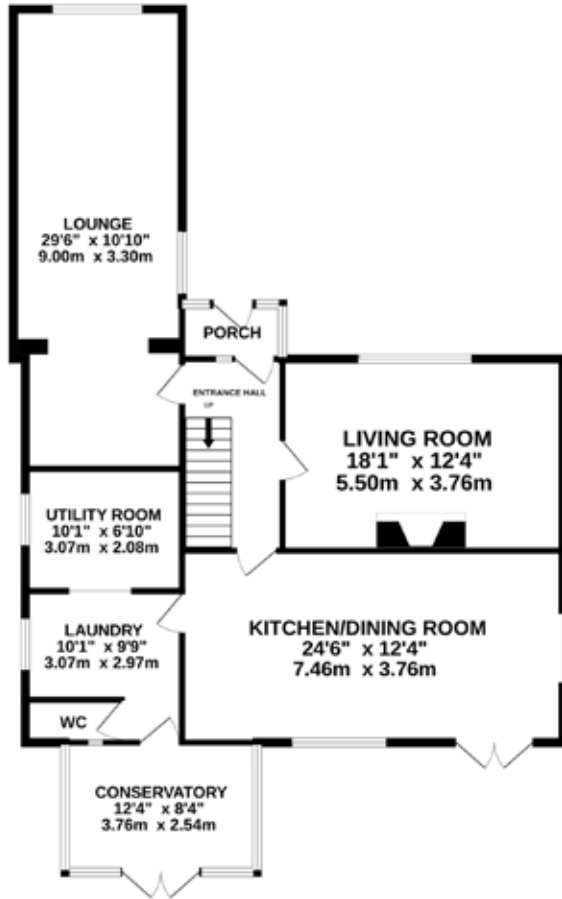




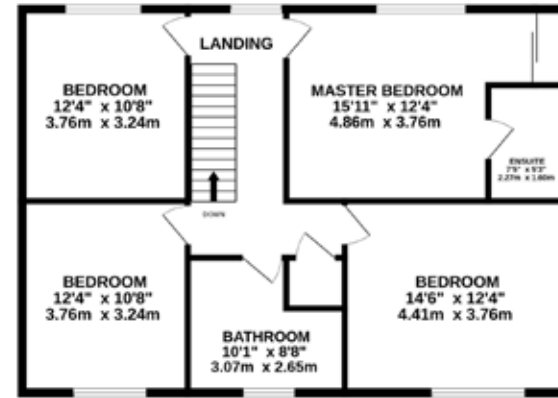




**GROUND FLOOR**  
1204 sq.ft. (111.9 sq.m.) approx.



**1ST FLOOR**  
868 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 2072 sq.ft. (192.5 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.  
Made with Metropix ©2023



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





### On The Doorstep...

Marshland St James is close to the village of Emneth which lies 3.5 miles to the south east of the thriving historical market town of Wisbech. The town has a great deal to offer, from its Georgian architecture, to its Church, Museum and other points of interest. Wisbech offers a range of amenities and facilities such as a comprehensive and grammar school, as well as the College of West Anglia. Sports enthusiasts can take the opportunity to enjoy a number of sporting clubs and facilities, and animal lovers can experience a visit to the local Woodhouse Farm Park. There is truly something for everyone!

### How Far Is It To?...

Emneth is a village English county of Norfolk. The village is 53 miles west of Norwich, 15 miles southwest of King's Lynn and 97 miles north of London. The nearest town is Wisbech which is 5 miles north west of the village. The nearest railway stations are at March and Downham Market for the Fen Line which runs between King's Lynn and Cambridge, where services to London King's Cross are also available.

### Services and District Council

Electric Storage Heaters, Mains - Water & Drainage  
 Kings Lynn and West Norfolk Borough Council  
 Council Tax Band D

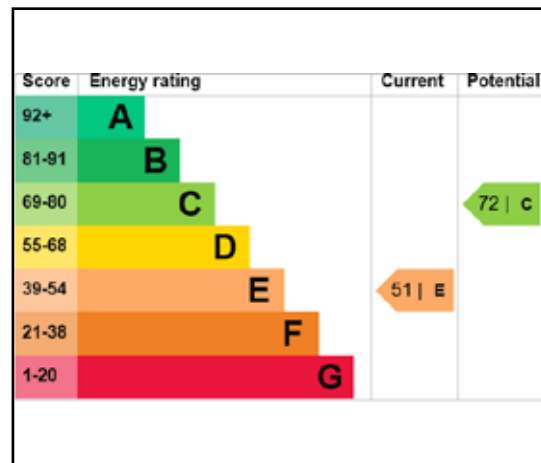
The property has planning permission for an extension to the existing house. Full information can be found on the Kings Lynn planning website under reference 12/00376/F.

### Tenure

Freehold



Fine & Country Kings Lynn Office  
 KLIC, Innovation Drive, Kings Lynn PE30 5BY  
 01553 769100





# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

Fine & Country Kings Lynn  
Innovation Centre, Innovation Drive, Kings Lynn PE30 5BY  
01553 769100 | [kingslynn@fineandcountry.com](mailto:kingslynn@fineandcountry.com)

