



2 Hillcrest Drive
Guyhirn | Cambridgeshire | PE13 4ET

FLEXIBLE SPACE



This spacious modern detached house is located in a quiet cul-de-sac in the highly popular village of Guyhirn with good access to the A47 and with schools and amenities close by.

Offering highly specified and flexible accommodation with so much space, this property is the ideal family residence with the opportunity to run a business from home.



KEY FEATURES

- A Modern Detached House situated in the Popular Village of Guyhirn
- Five Bedrooms - One with an En-Suite
- Family Bathroom and Ground Floor Shower Room
- Kitchen with Separate Utility Room
- Living Room, Garden Room and Study
- Salon Room and Adjoining Workshop
- The Current Vendors have carried out Major Improvements Throughout
- Private Well-Presented Rear Garden
- Off-Street Parking for Several Vehicles
- Total Accommodation extends to 1,897sq.ft
- Energy Rating: D

"I purchased the house in November 2016 after returning from living abroad," the present owner said. "Originally from London, I was ready for a change – something quieter, more grounded and surrounded by nature. I wanted to relocate to a peaceful, semi-rural area, away from the hustle and noise of the city."

Perfect Location

"When I found this house, it immediately caught my attention. It offered a generous amount of space and character, and it truly touched my heart. I could instantly see its potential and knew it was somewhere I could make my own." The property was built on land which was originally part of a strawberry field and is one of six residential homes which were constructed there in the cul-de-sac. The land is situated next to the Guyhirn Chapel of Ease, a historic church dating back to the mid sixteenth century which was restored in 1975 under an initiative led by Sir John Betjeman who wrote a short poem about the building.

So Many Improvements

The current owner has made so many improvements since purchasing it in 2016 that it is not possible to include an exhaustive list here, but the major items include gutting the kitchen with the walls and ceilings re-plastered, and a new Howdens fitted kitchen installed with Bosch appliances and LVT herringbone flooring. A new utility room was created with a bespoke oak wood countertop and shelving, and the floor tiled. All the bathrooms/shower rooms were gutted and renovated with the replacement of all plumbing right through to external waste outlets and feature WIFI remote control MIRA showers/bath with the downstairs shower being electric. Importantly, the property was connected to mains sewerage, and the oil central heating system replaced, with new radiators installed throughout the property, and a new Worcester boiler, Tesla immersion tank and external oil tank installed. A water softener was fitted in August 2024.





KEY FEATURES

The electrical system was fully upgraded, including a new fuse board, with garden uplighting and security lighting installed. The roof has been professionally cleaned on an annual basis and was inspected by a roofing company in 2024 as part of a routine health check.

Favourite Spaces

When asked about favourite spaces at the property, the owner replied, "I genuinely love every room in this house as each one brings something special. The bathrooms are a particular favourite; really enjoy a powerful hot shower or a long soak in the larger-than-average bath. My salon area has been a true gift, giving me the ability to work from home. The kitchen is a joy to cook in, thoughtfully designed and well-equipped, making it easy to feel inspired. The utility room is highly organised, which makes everyday tasks like washing straightforward and efficient. The conservatory is absolutely gorgeous, and the garden is my pride and joy. I helped design it myself, and as the sun travels around the house through the day, it brings light and warmth into every corner."

A Special Place

"The house is incredibly deceptive in size – it's a real Tardis," the owner said. "There's so much space once you're inside, making it ideal for a variety of uses. It has excellent potential for creating an annexe (subject to appropriate planning consents) or for offering bed and breakfast accommodation, especially as there is a separate entrance to both the garage and the salon area, allowing for privacy and flexibility."

The Outside

The owner not only changed the interior of the property to their liking during their time here but has also made a number of improvements outside. These include fully landscaping the rear garden with the introduction of raised beds formed from railway sleepers. Soakaways were installed beneath the area laid to lawn and to the side of the conservatory to ensure that the drainage was effective there. The garden was also fully fenced, and Indian sandstone was laid throughout. "Mature planting was added to borders and beds, including a willow tree, frilly frock trees, laburnum, a clematis in the rear garden, and a passionflower to the front," the owner said. "We're often visited by birds—blue tits, a sparrowhawk, and a family of red kites that circle overhead in the summer. You can hear them calling, and it's a lovely reminder of how close to nature we are here. The skies are incredibly clear and blue, and the house is not overlooked, which gives a great sense of privacy. This is a lovely area for dog owners. Guyhirn Playing Field is just nearby, where local home football matches are played, and around it there are open fields perfect for peaceful walks. We're also lucky to be close to the River Nene, a real beauty of the landscape. You can walk for miles along the river, surrounded by wide-open views of the fields and skies—it's absolutely stunning."





























INFORMATION



On The Doorstep

There's a well-regarded primary school nearby, and a bus stop at the end of the road with regular services into Wisbech, King's Lynn and beyond, making the location practical as well as peaceful. There's also a strong community spirit here – local social media groups are active and helpful, providing everything from local news to recommendations. Guyhirn sits to the north east of the county of Cambridgeshire and lies 6 miles south west of the market town of Wisbech. In the village there is a bus service, a public house called The Oliver Twist Country Inn and Restaurant, a ten-pin bowling and a children's activity centre, while Wisbech offers a wide range of shops, recreation amenities, a marina and both state and private schools.

How Far Is It To?

Only a short car ride into Norfolk, the Hanseatic town of King's Lynn located 20 miles north west of Guyhirn offers excellent shopping and leisure facilities. Following further on from there, the popular North Norfolk coastline is only 30 minutes away and offers an abundance of pretty coastal villages to explore. Peterborough, 16 miles to the west of Guyhirn, has a direct train service into London Kings Cross with a journey time less than an hour, while the small town of March which lies 5 miles south of Guyhirn also offers a train station.

Directions

From Wisbech Freedom Bridge roundabout, go over the bridge and take the first exit into the Old Market. Follow the road along and bear left into North Brink. Continue along and bear right into Barton Road. Follow the road through the village of Wisbech St Mary and on to the village of Guyhirn. Upon entering the village follow the road along and turn right. The property is located on a private road, and there is no road sign.

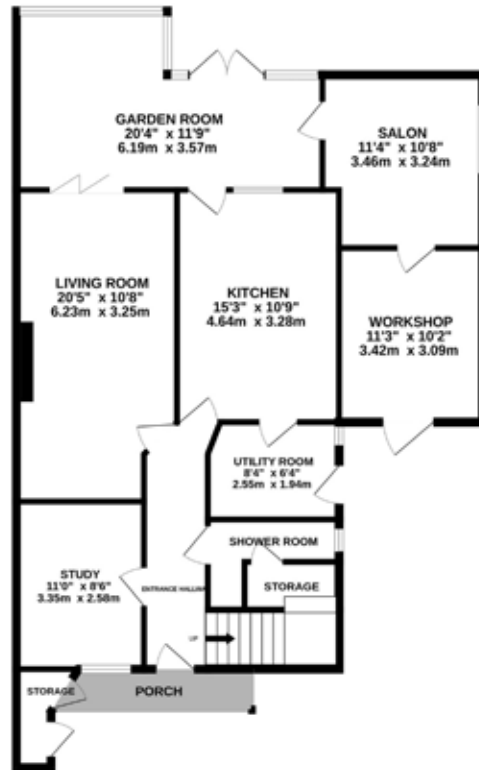
What Three Words Location

Every three-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 ... [songbird.shrimp.flight](https://www.songbird.shrimp.flight)

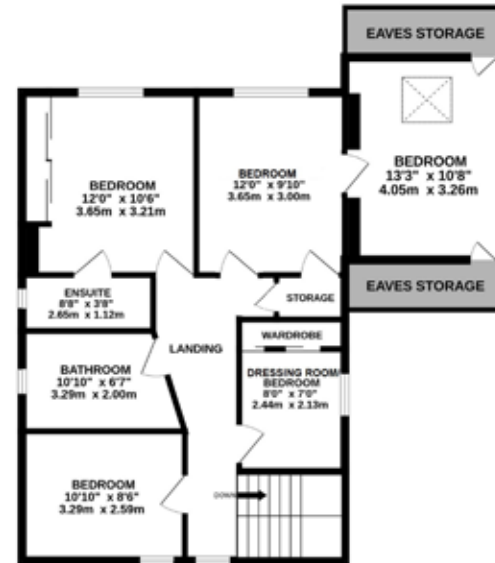
Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Fenland District Council - Council Tax Band C
Freehold

GROUND FLOOR
1106 sq.ft. (102.8 sq.m.) approx.

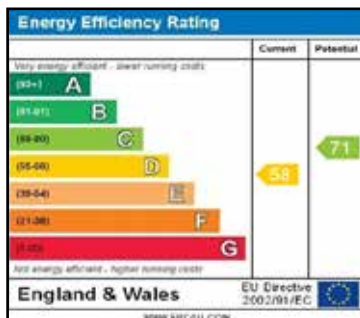


1ST FLOOR
791 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA : 1897 sq.ft. (176.2 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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