



STATION FARM, WISBECH ST MARY, PE13 4RY

OIEO: £800,000

GAVIN HUMAN

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CAMBRIDGE ESTATE AGENT

Station Farm is a stunning and unique property, offering charm and style alongside a remarkable range of accommodation including five bedrooms, four reception rooms; as well as an office, a spa, and a studio. The variety of extra rooms provides the opportunity to adapt spaces to suit your family - such as a snug, a gaming room, or a teenager suite, or a complete work from home solution separate from the main house.

Wisbech St Mary is a charming village that offers the perfect blend of rural charm and modern convenience and is situated in the heart of the Cambridgeshire Fens and only 10 minutes from the A47.



- Extended detached dating back to 1866
- 4445 sqft of versatile living space
- Includes spa room, gym, office studio, and workshop
- Beautiful open plan fitted breakfast kitchen
- Four reception rooms
- Five bedrooms
- Principal and Guest bedrooms with en-suites
- Large private garden
- Large drive-through double garage
- NO CHAIN





Open plan kitchen / diner



Open plan kitchen / diner

Open plan kitchen /



The **LIVING BREAKFAST KITCHEN AREA** is a striking feature of the house. This large open space is enhanced by the sweeping view as the entire far wall opens with bi-fold doors and blends seamlessly to the patio area outside.

The focus of the kitchen is around the centralised workstation and breakfast bar that includes an inset wine cooler. Off the kitchen is a **UTILITY ROOM** and there is also a door giving internal access to the **DOUBLE GARAGE**.



Living room



Living room

Dining room

Dining room





Office



Gym

From the living room there is a door to an **INNER LOBBY** which in turn leads to:

The **HOME OFFICE** has exposed brick walls, windows to the front and side and sloping ceiling to the side. This room could be an ideal snug, playroom or library.

GYM, which again could be repurposed. There is a window and door to a small side courtyard.

As mentioned previously, this property has plenty of extras and one of them the walk in **WINE CELLAR**.

Wine cellar





Principal bedroom



Principal bedroom



Principal bedroom



Principal bedroom en-suite



Guest Bedroom with en-suite



Bedroom Three

Bedroom Four



Bedroom Five





Outside leads to a **HOME OFFICE**, which is currently used as a beauty treatment room for private clients. What also makes this an ideal home business option - is the fact that it also has its own WC, integrated fridge and wash hand basin with hot and cold water.

Also outside is access to two further rooms, one being commonly used as a **STORE**, previously a sound proof studio. The other is a **SPA ROOM**, a favourite part of the house for my clients, where they can sit back and enjoy the six seater, twin action, jacuzzi hot tub, looking across the gardens.





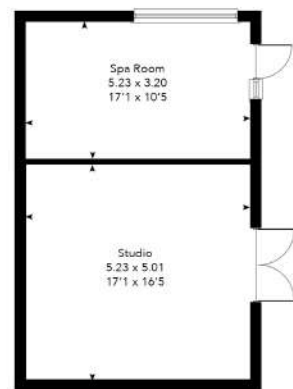
For a house that has it all, it's only appropriate that there are extra rooms outside and a garden that delivers a variety of areas to suit all needs and purposes. From quiet secluded areas to enjoy some peace and quiet, to areas for entertaining, via space for any keen gardener - there is plenty to enjoy.

Accessed straight from the kitchen, the patio area has a feature outside fire with exposed brick chimney breast and an inset open fire - ideal for spring and autumn evenings. There are also raised flower beds, large lavender plants surrounding and also a secluded courtyard.

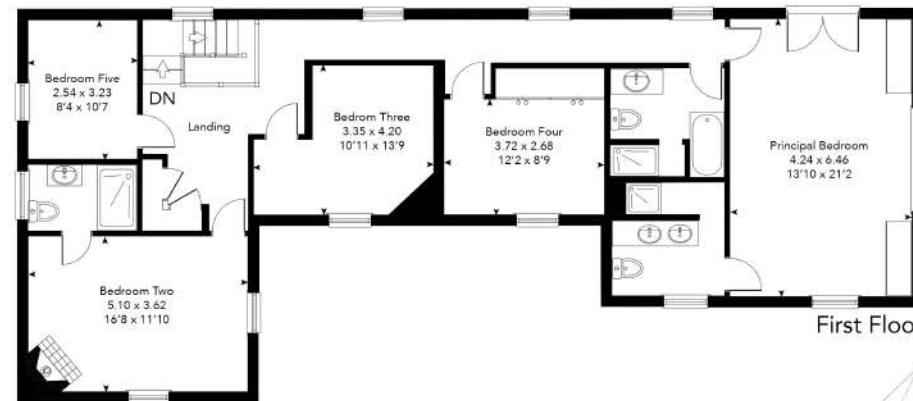


The shaped lawns have been well cared for and there are various raised beds offering plenty of scope for further landscaping for a keen gardener. The gardens extend to the side, with a gated access leading to a further lawn area.

In keeping with a house that provides so many surprises, there is a delightful 'secret' footpath that winds around the back of the garden - a particular favourite with the grandchildren! There is a raised decking area, which has provided my clients with many memorable evenings as they catch the last of the evening sun.



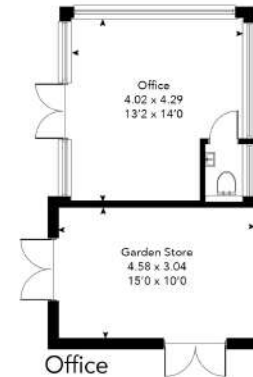
Studio



First Floor



Ground Floor



Office

Approximate Gross Internal Area = 292 m² / 3143 ft²

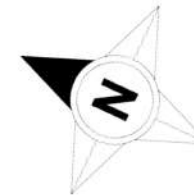
Garage = 46 m² / 495 ft²

Office = 32 m² / 344 ft²

Studio = 43 m² / 463 ft²

Total = 413 m² / 4445 ft²

For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Gavin Human - The Cambridge Estate Agent © 2025

KEY INFORMATION

Property Type	Extended Detached
Bedrooms	5
Council Tax	Band E
Square footage	3143 square feet (approximately) Including outbuildings: 4445 sq feet
EPC Rating	D
Age	Before 1866
Last sold date	£625,000 in 2021
Title Number	CB169066
Plot size	0.44 acres
Heating	Oil
Tenure	Freehold

LOCAL AREA

Local Authority	Fenland
Flood Risk River & Seas	Very Low
Flood Risk surface water	Very Low
Conservation Area	No

CONNECTIVITY

Estimated broadband speeds:

Standard	20 mbps
Superfast	80 mbps
Ultrafast	10,000 mbps

Cable/Satellite TV availability

BT	Yes
Sky	Yes
Virgin Media	Yes

Mobile Signals (based on calls indoors)

EE	Red
3 (Three)	Red
O2	Green
Vodafone	Amber

- Green - Likely to have good coverage.
- Amber - You may experience some problems.
- Red - You should not expect to receive a signal.

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KEY INFORMATION

TRANSPORT (NATIONAL)

National Rail Stations

March	6.64 miles
Manea	11.35 miles
Peterborough	21.2 miles

Trunk Roads/Motorways

M11 J14	29.24 miles
A1(M) J16	19.7 miles
A1(M) J15	22.13 miles

Airports/Helipads

Cambridge Airport	31.27 miles
Stansted Airport	53.35 miles
Luton Airport	57.39 miles
Norwich Airport	49.36 miles

TRANSPORT (LOCAL)

Bus stops

St Marys Close	0.24 miles
The Jetty	0.37 miles
Station Road	0.5 miles

SCHOOLS

Primary

Wisbech St Mary CofE Academy	0.41 miles
Leverington Primary School	2.07 miles
Gorefield Primary School	2.13 miles
Peckover Primary School	2.43 miles

Secondary

Wisbech Grammar School	2.14 miles
Olive AP Academy	2.27 miles
Cambian Wisbech School	2.34 miles

10 year history of average house prices by property type in PE15

Detached	+84.97 %
Semi-Detached	+82.19%
Terraced	+74.93%

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KEY INFORMATION

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