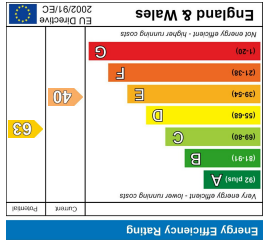


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, floorplans, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

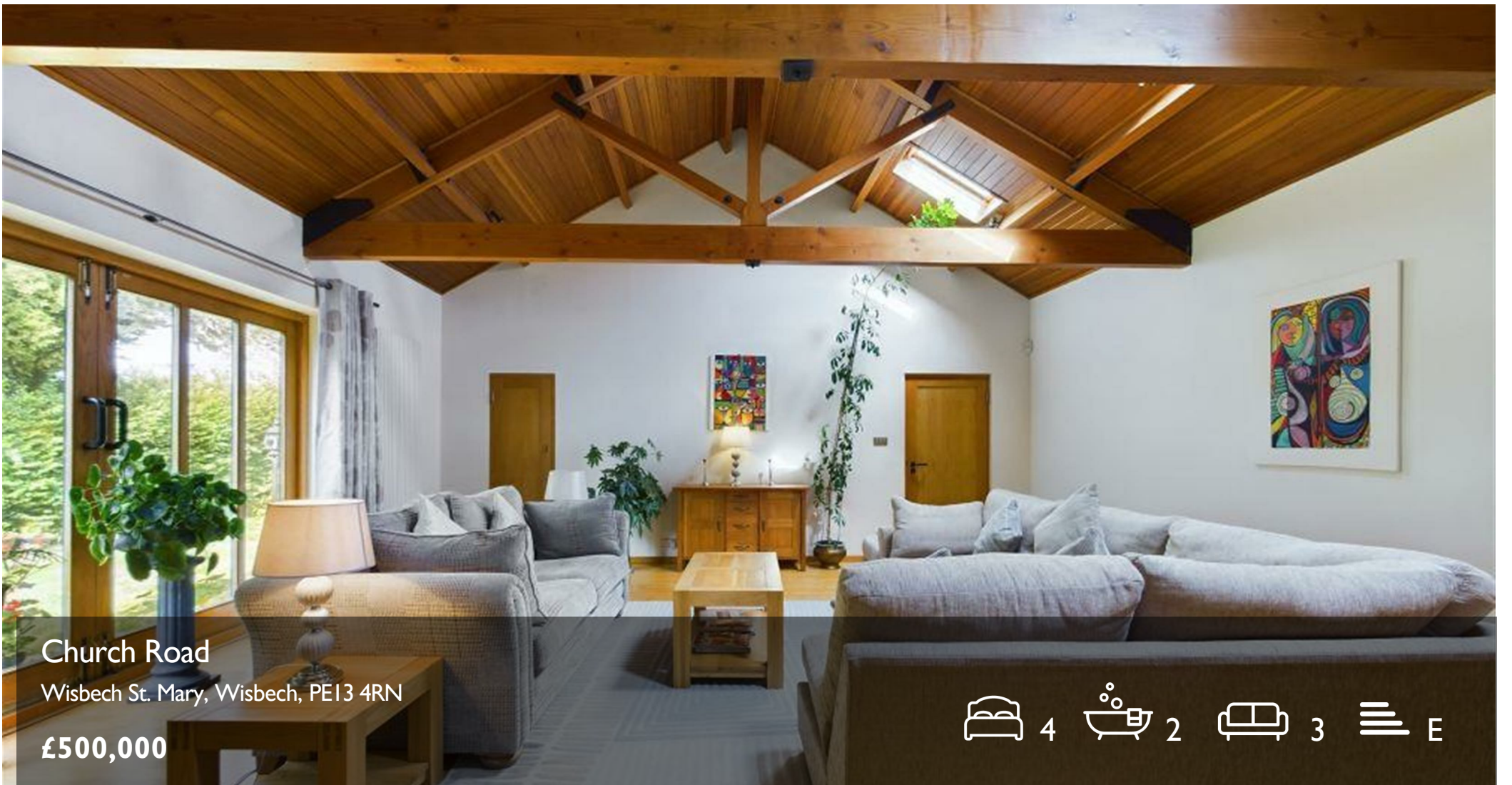
Viewing



Area Map



Floor Plan



Church Road  
 Wisbech St. Mary, Wisbech, PE13 4RN  
 £500,000

4 2 3 E

## Church Road

### Wisbech St. Mary, Wisbech, PE13

**4RN1**  
Idyllic Cambridgeshire village location, adjacent to a lovely church and its grounds in the heart of Wisbech St Mary, approximately two miles from the Georgian town of Wisbech. This is a stunning individual detached family home with a wealth of character features, such as timber vaulted and beamed ceilings, and sash windows.

Over 3000 sq ft of versatile and spacious accommodation comprising an impressive 20ft entrance hall with staircase and galleried landing, leading to a 19ft fully fitted bedroom with dressing table, storage cupboards, built in wardrobe, and timber vaulted ceiling. At the heart of this beautiful home is the stunning 20ft living room also with vaulted ceiling, and French doors leading to the rear garden and patio areas. Three further reception rooms including a family area/snug with a fitted log burning stove, a separate dining area and a lovely cottage style kitchen that is fitted with a range of oak style base and eye level units, and a fitted electric range oven. A generously sized utility with a connecting door to the 20ft garage, with stairs leading to a storage area over. (Offering tremendous potential for conversion to an annex.)

There is a second staircase and inner hallway leading to another landing, three double bedrooms plus a refitted family bathroom. There is a separate two-piece suite doakroom. Outside to the rear are mature and private cottage style gardens with a large patio area, ideal for family alfresco dining. Gravel driveway to the front providing ample parking for up to five vehicles plus an additional garage. A truly unique property – viewing is essential to appreciate all that this home has to offer.

#### Entrance Hall

7'6" x 15'6"

#### Living Room

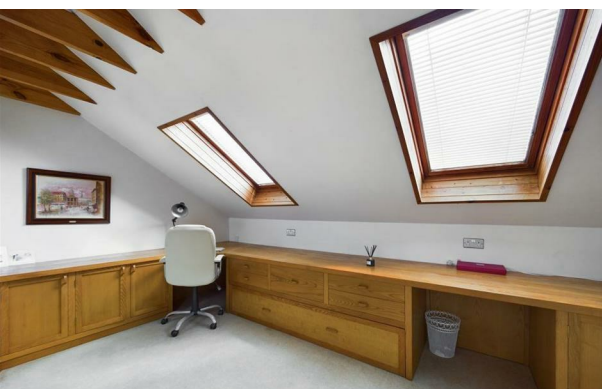
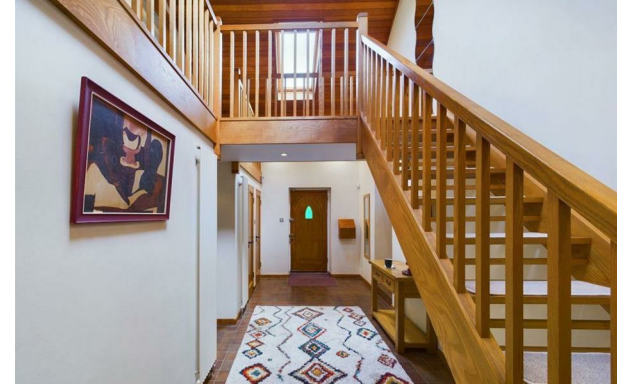
20'1" x 20'0"

#### Hallway

8'11" x 6'7"

#### Family Room

11'5" x 12'11"



#### Dining Room

10'1" x 16'2"

#### Kitchen

10'2" x 14'3"

#### Hallway

6'11" x 3'4"

#### Shower Room

2'11" x 6'5"

#### Office

14'8" x 9'5"

#### Utility Room

14'8" x 11'5"

#### Garage

21'9" x 14'2"

#### Storage Area

22'2" x 11'7"

#### Landing

12'11" x 6'9"

#### WC

2'7" x 6'6"

#### Bedroom Two

10'3" x 15'3"

#### Bathroom

6'11" x 5'8"

#### Bedroom Three

11'9" x 13'0"

#### Bedroom Four

10'1" x 11'3"

#### Landing

10'11" x 21'2"

#### Master Bedroom

15'2" x 19'3"

#### EPC - E

40/63

#### Tenure: Freehold

**DRAFT DETAILS AWAITING  
VENDOR APPROVAL**