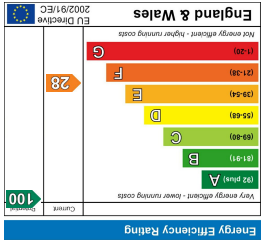
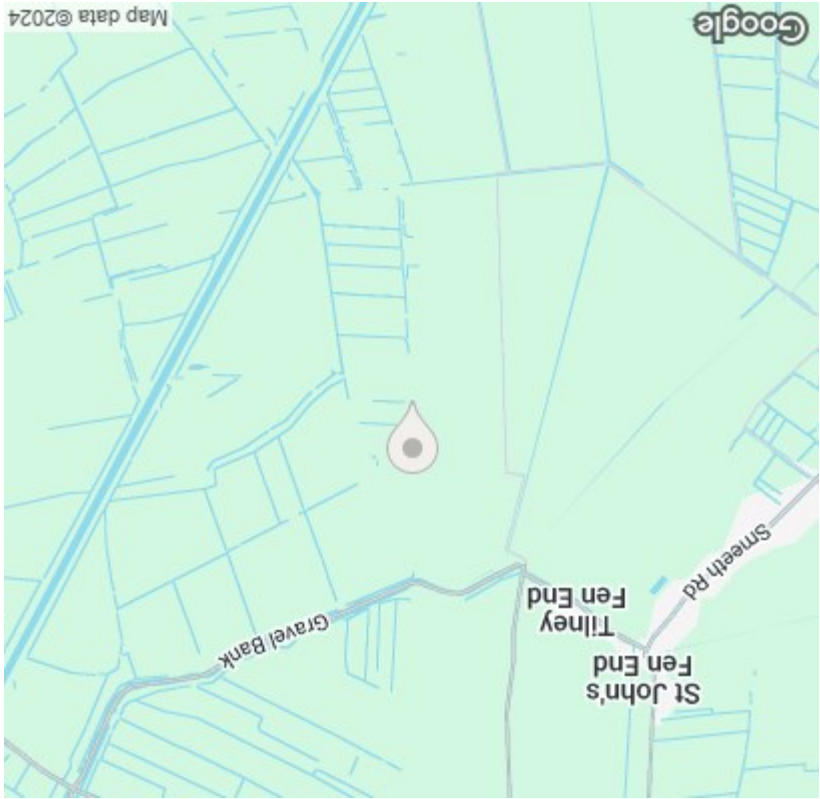


Disclaimers and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and 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.

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph



Area Map



Floor Plan

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



Black Drove

St. Johns Fen End, Wisbech, PE14 8JX

£550,000 - Freehold , Tax Band - B





## Black Drove

### St. Johns Fen End, Wisbech, PE14 8JX

Located in the picturesque area of Black Drove, St. Johns Fen End, Wisbech, located on the Norfolk boundary this stunning detached chalet style property is a true gem. Originally an old railway building, this property has been beautifully presented and extended in the last six years, offering a unique blend of history and modern living.

Boasting three bedrooms, including a downstairs master bedroom with a modern en-suite shower room, this property provides ample space for a growing family or those who love to entertain. The open plan kitchen/diner with integrated appliances is perfect for hosting gatherings, while the spacious living room overlooks the rear garden, providing a peaceful retreat. Both the living room and the master bedroom have built in AC units. Situated on approximately 4.25 Acres (STMS) of paddocks, (divided into four) this property is a dream for equestrian enthusiasts. With four timber stables, a tack room, and a hay barn, along with separate vehicular access to the paddocks, this is a fantastic equestrian facility. There is even space for a menage, subject to planning permission, making it ideal for horse lovers. Outside, a five-bar gated front access leads to a substantial gravel driveway with parking for up to eight vehicles, ensuring convenience for both residents and guests. The delightful enclosed rear garden offers a tranquil escape, with gated pedestrian access to the stables and paddock area, perfect for enjoying the outdoors.

This property truly offers a unique opportunity to own a piece of history while enjoying modern comforts and equestrian facilities. Don't miss out on the chance to call this charming property home in the heart of Cambridgeshire.

#### Entrance Hall

6'6" x 3'10"

#### Utility Room

6'1" x 6'10"

#### Kitchen

14'6" x 12'2"

#### Dining Room

11'9" x 12'0"

#### Living Room

11'11" x 17'9"

#### Storage Cupboard

4'1" x 7'10"

#### Master Bedroom

11'5" x 12'11"

#### En-Suite To Master Bedroom

7'6" x 7'7"

#### Landing

2'6" x 2'7"

#### Bedroom Two

11'8" x 12'1"

#### Hallway

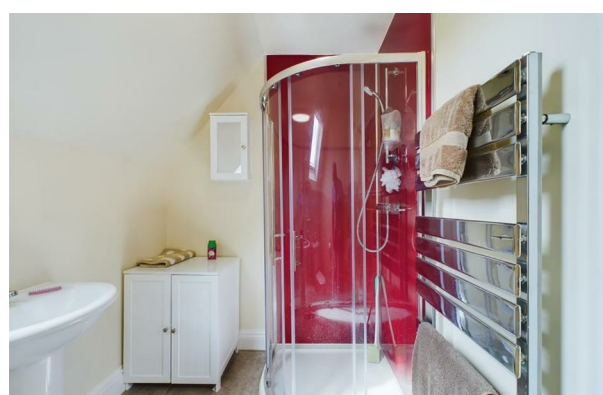
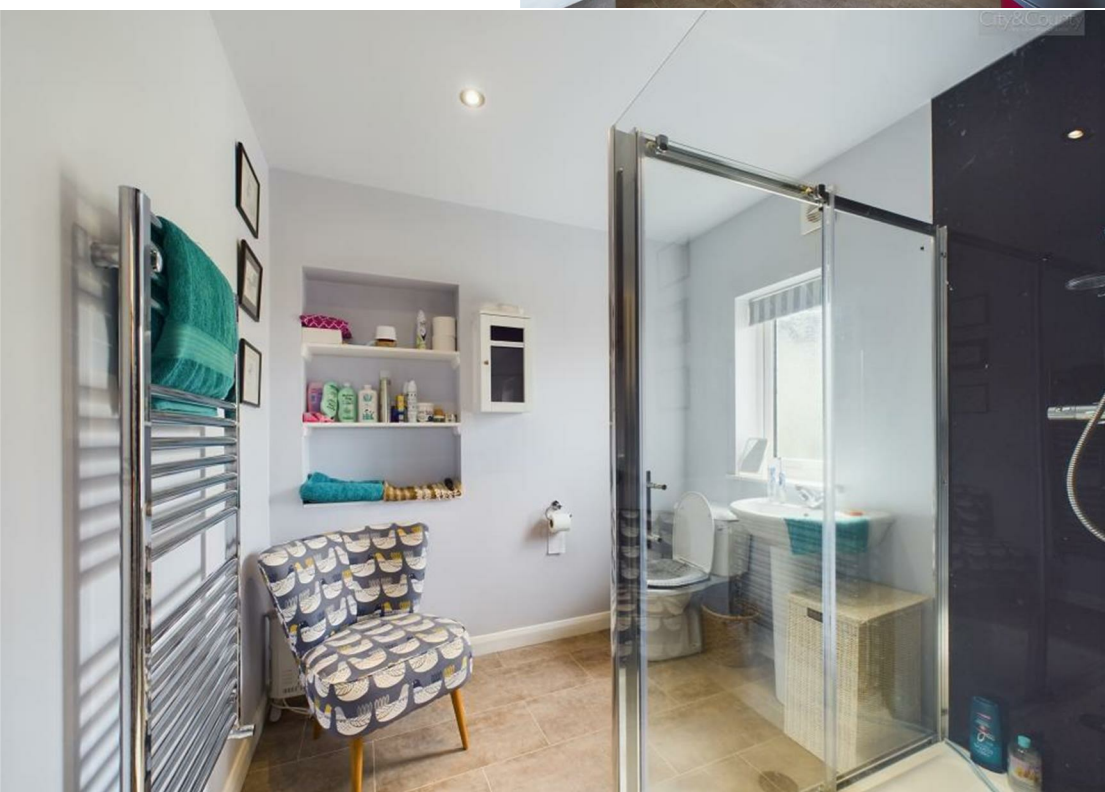
8'3" x 2'11"

#### Bathroom

8'2" x 5'10"

#### Bedroom Three

11'6" x 11'2"



#### Stable One

17'10" x 11'4"

#### Stable Two

16'2" x 11'2"

#### Stable Three

11'1" x 11'8"

#### Stable Four

11'2" x 11'8"

#### Tack Room

11'1" x 7'6"

#### EPC - F

28/103

#### Tenure - Freehold

#### IMPORTANT LEGAL INFORMATION

#### Material Information

Property construction: Standard  
Community Green Space Charge: No  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains  
Sewerage: Sewage Treatment Plant  
Heating: Oil  
Heating features:  
Broadband: up to 3Mbps  
Mobile: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Parking: Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues:  
Accessibility and adaptations: Wide Doorways  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: F

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

