



School Road
Marshland St. James, Wisbech, PE14 8EY

Offers In Excess Of £475,000 - Freehold , Tax Band - E

4 3 4 E

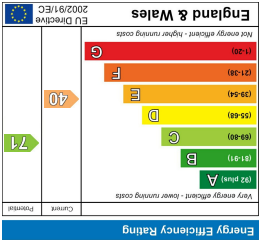
Floor Plan



Viewing

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.

Energy Efficiency Graph



Area Map

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, 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.

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/>

School Road

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Welcome to The Marshland Arms, this stunning property located on School Road in the picturesque village of Marshland St. James, Wisbech. Formerly a Public House, with an abundance of local history, now a substantial detached family home, after recently having undergone a conversion to a residential dwelling, offering a unique blend of character and modern living.

As you step inside, you're welcomed by an inviting entrance porch that leads into a spacious and versatile home. The ground floor features an open-plan living area, a modern breakfast kitchen with integrated appliances, a dining room, cozy library, convenient storage room, a bright garden room, a hobby room, utility room, cloakroom, downstairs shower room, and a ground-floor bedroom. Upstairs, you'll find three generous double bedrooms, a three-piece family bathroom, and an attic storage room. The versatile layout offers endless possibilities, whether you're looking to create an annex, work from home, or simply enjoy flexible living space. One of the standout features is the garden room, with its elegant bi-fold doors that open out to the peaceful outdoors, offering views of the surrounding open fields and countryside. Set on a large, enclosed corner plot, the property boasts a beautifully maintained lawned garden with charming features around the edges. Recently, a newly constructed double garage has been added, complete with an electric roller door, power, and internal lighting for added convenience. The house is rich with original features, creating a homely atmosphere. Whether you're searching for a serene retreat from city life or a unique home full of character, this property offers the best of both worlds.

Entrance Porch
4'4" x 4'3"

Living Room
24'1" x 11'7"

Living Room
14'0" x 11'1"

Kitchen
11'5" x 11'3"

Dining Room
11'0" x 17'2"

Hallway
6'0" x 13'1"

Hallway
3'10" x 6'4"

Storage Room One
8'8" x 6'5"

Shower Room
5'10" x 10'9"

WC
5'10" x 6'11"

Garden Room
15'0" x 10'9"

Bedroom Four
10'11" x 11'8"

Laundry/Hobby Room
9'1" x 22'11"

Storage Room Two
6'11" x 7'4"

Landing
6'0" x 4'0"

Master Bedroom
11'5" x 12'3"



En-Suite To Master Bedroom
10'5" x 6'5"

Bathroom
5'5" x 10'6"

Hallway
3'2" x 3'2"

Bedroom Two
11'6" x 12'9"

Bedroom Three
12'9" x 11'6"

Storage Room Three
14'2" x 11'3"

Garage
17'1" x 24'6"

EPC - E
40/71

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: No
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: Not Known
Right of way public: No
Right of way private: No
Registered easements No
Shared driveway: No
Loft access: No
Drain access: No
Other: No
Parking: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Septic Tank
Heating: Oil, Open Fire
Internet connection: Ftp
Internet Speed: up to 1000Mbps
Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

