

**ROBERT  
HALE  
HOMES FOR  
SALE**

Falcon House, Falcon Road,  
Wisbech, Cambs. PE13 1AU  
**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**CHURCHFIELD COTTAGE  
CHURCH LANE  
TYDD ST MARY, PE13 5QJ**

**THE PROPERTY:** AN OUTSTANDING OPPORTUNITY TO PURCHASE A FABULOUS 18<sup>TH</sup> CENTURY THREE BEDROOMED DETACHED HOUSE IN A GORGEOUS LOCATION TUCKED AWAY AT THE END OF A QUIET LANE OVERLOOKING THE CHURCH TO REAR \* 22FT KITCHEN \* TWO RECEPTION ROOMS \* UTILITY \* SUPERB LANDSCAPED GARDENS WITH LOVELY SUMMER HOUSE \* 500SQFT DOUBLE GARAGE/WORKSHOP PLUS MULTI-VEHICLE OFF ROAD PARKING \* OIL FIRED CENTRAL HEATING \* DOUBLE GLAZING \* VIEW QUICKLY TO AVOID DISAPPOINTMENT!!

**THE PRICE:**

**£440,000**

**FREEHOLD EPC BAND D**

**REF.8775**

**SELLING? FREE, FREE, VALUATIONS!**

For your own peace of mind, always have an independent survey,  
and always test all systems and appliances!  
Items displayed in photographs may not necessarily be included.



**REF.8775 CHURCHFIELD COTTAGE, CHURCH LANE, TYDD ST MARY.**

**COUNCIL TAX:**                    **BAND C      SOUTH HOLLAND COUNCIL**

**HOW TO GET THERE:**            From the Wisbech town centre roundabout take the Long Sutton/Sleaford exit over Freedom Bridge. Follow the main road for about 6 miles then turn left signed Tydd St Mary. Follow the road for a short distance then turn left into Church Lane. Follow the lane and the property is the last property on the left hand side before the church.

**THE ACCOMMODATION:**        (Dimensions given are approximate only)

**ENTRANCE LOBBY:**                With tiled floor.

**RECEPTION ROOM 1:**            17' 7" (max) x 14' (max) With feature exposed brick fire surround, feature archway to:-

**RECEPTION ROOM 2:**            14' 6" (max) x 14' 9" (max) With double glazed French doors to rear garden, feature exposed brick fire surround enclosing an LPG fire.

**KITCHEN/DINER:**                22' 5" (max) x 21' 7" (max) 'L' shaped with LVT floor, feature fire surround enclosing a multi-fuel burner, double glazed French doors to garden, Island unit with drawer's & cupboards under and wine rack, Classic electric cooker, range of wall cupboards, preparation surfaces with drawers & cupboards under, inset 1 ½ bowl ceramic sink unit with mixer tap & cupboard under, part tiled walls, built in dishwasher, built in fridge/freezer, breakfast bar, broom cupboard.

**INNER LOBBY:**                    With stairway off, LVT floor.

**GROUND FLOOR CLOAK ROOM/W.C.:**  
With low level W.C.

**UTILITY:**                         With laminate floor, stainless steel sink unit with cupboards under, work top with cupboards under, space/plumbing for washing machine, fitted linen cupboard, Worcester oil fired central heating boiler.

**FIRST FLOOR:**

**LANDING:**                        With access to loft, built in airing cupboard housing hot water cylinder with immersion heater.

**SPACIOUS BATHROOM/SHOWER ROOM/W.C.:**  
With Quadrant shower cubicle with thermostatic shower, Freestanding roll top oval bath with mixer tap & shower attachment. Pedestal wash basin with mixer tap, low level W.C., part tiled walls, heated towel rail.

**BEDROOM NO 1:**                15' 3" (max) x 14' (max) (with sloping ceiling) With access to side loft.

**BEDROOM NO 2:**                13' (max) x 11' 1" (max) (With sloping ceiling) With access to side loft storage, built in wardrobe/cupboard.

**BEDROOM NO 3:**                10' (max) x 9' (max).

**OUTSIDE:**                        **GREEN HOUSE:**  
**SUMMER HOUSE 13' (max) x 12' 10" (max) With power & lighting and cocktail bar.**

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**DOUBLE GARAGE/WORKSHOP:**

24' 8" (max) x 20' 10" (max) With electronically operated remote controlled roller door, power & lighting, personal door, cold water tap.

**SUPERB LANDSCAPED GARDENS:**

With extensive tarmac multi-vehicle off road parking space, block paved patio, lawns, beds, borders, trees, shrubs and a shingle patio area.

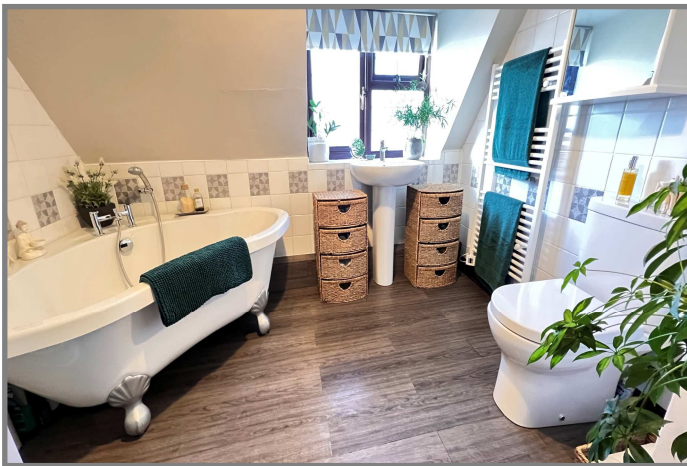
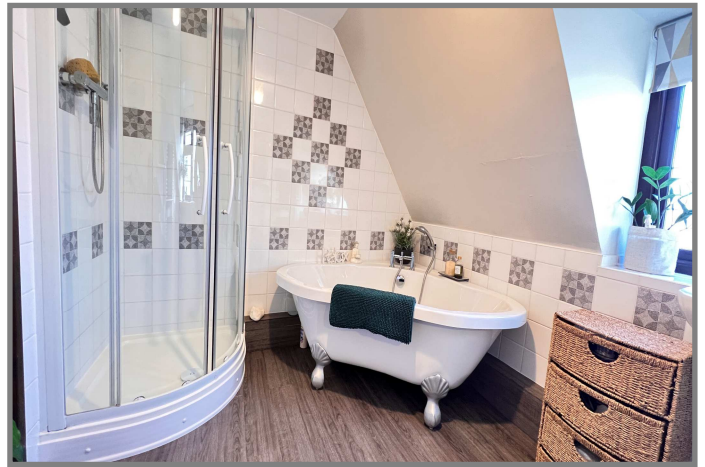
**N.B. The property has been the subject of a comprehensive refurbishment programme during the past few years.**



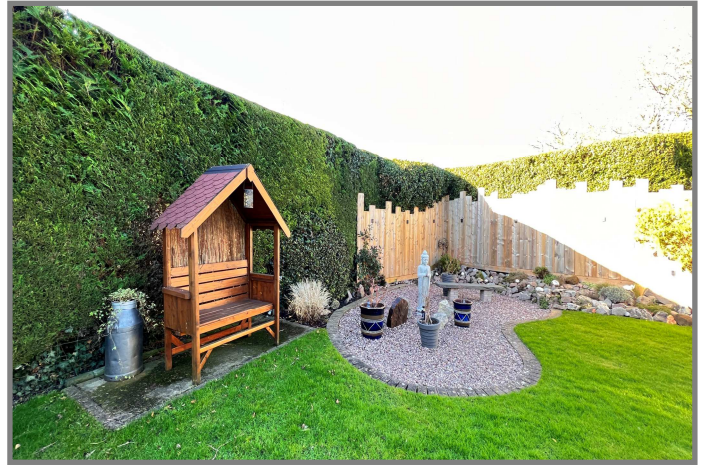
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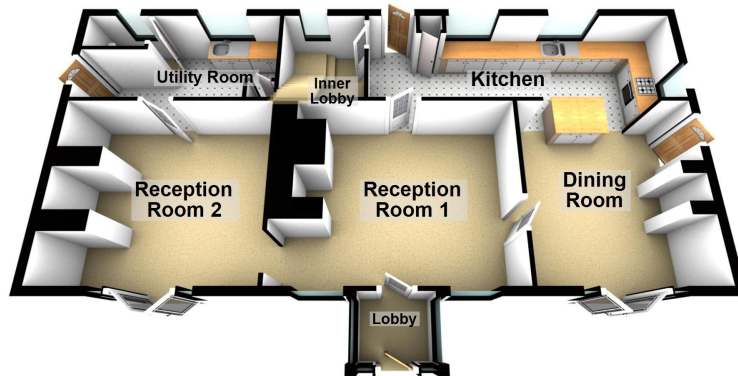
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Ground Floor



First Floor

