

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**IVY COTTAGE
THE LANE
WALPOLE MARSH, PE14 7JL**

THE PROPERTY: A VERY RARE OPPORTUNITY! A TWO BEDROOMED DETACHED COTTAGE OF ENORMOUS CHARACTER & DATING BACK TO 1760!! * SITUATED ON A BEAUTIFUL, PART WOODED PLOT, APPROACHING 1 ACRE (subject to measured survey) AT THE END OF A PRIVATE LANE IN THIS NORFOLK HAMLET! * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * 26' GARAGE/WORKSHOP PLUS LOTS OF PARKING SPACE! HUGE POTENTIAL & POSSIBILITIES! VIEW NOW!

THE PRICE: £320,000 FREEHOLD EPC BAND E

REF. 8813

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: 8813 IVY COTTAGE, THE LANE, WALPOLE MARSH

COUNCIL TAX: BAND B KINGS LYNN & WEST NORFOLK B.C.

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed West Walton & Walsoken. Follow the road for about 0.8 of a mile and turn left at the traffic lights signed West Walton . Follow the main route for about 4.4 miles then turn left into Frenches Road. Follow the road to a sharp right hand bend and turn right into The Marsh, Very shortly after turn left into the small lane called The Lane and proceed to the end.

THE ACCOMMODATION: (Dimensions given are approximate only)

SITTING ROOM: 13'9"(max) x 10'3"(max);

DINING ROOM: 13'1"(max) x 10'5"(max) with stairway off;

KITCHEN: 13"(ma) x 11'9"(max) with electric cooker point, wall cupboards, preparation surfaces with drawers & cupboards under, space/plumbing for automatic washing machine, inset stainless steel single drainer double bowl sink unit with mixer tap & cupboard under, range of wall cupboards;

GROUND FLOOR BATHROOM/W.C.:

With panelled bath with electric shower overhead, low level w.c. & pedestal wash basin;

UTILITY: With Firebird oil fired combi boiler, part tiled walls;

REAR LOBBY:

FIRST FLOOR:

SMALL LANDING:

BEDROOM NO 1: 13'4"(max) x 10'6"(max);

BEDROOM NO 2: 10'7"(max) x 9'10"(max) with sloping ceiling;

OUTSIDE: **OIL STORAGE TANK: BIN STORE: TIMBER STORE SHED: GREENHOUSE: TIMBER SUMMER HOUSE: 12'7"(ma) x 10'(max) with power & lighting: TIMBER GARAGE/WORKSOP: 26'(max) x 11'1"(max); TIMBER WORKSHOP: 11'5"(ma) x 8'3"(max):**

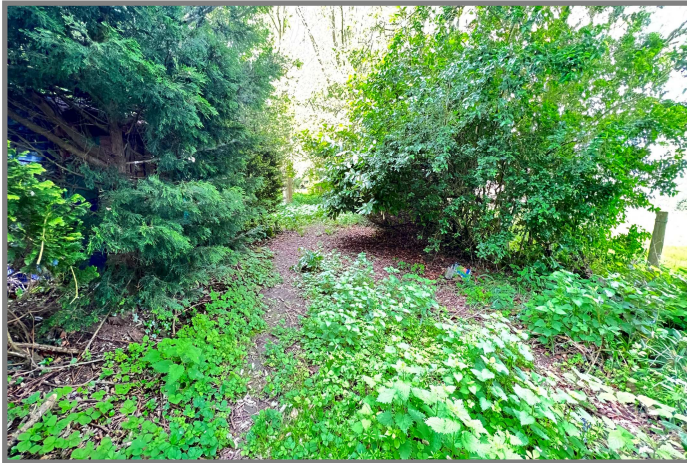
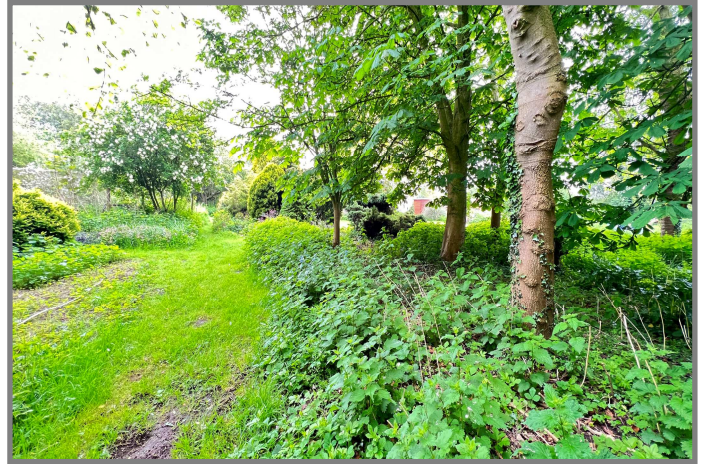
GARDENS/LAND: To front, side & rear, part laid to lawn with numerous shrubs, & plants. Wooded copse & fruit tree orchard. Multi vehicle off road parking. The property is access by a small private lane from the village road.



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