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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



BARTON LODGE
60, NORTH BRINK, WISBECH
PE13 1JX

THE PROPERTY: AN EARLY 19TH CENTURY GRADE II LISTED HOUSE OF ENORMOUS CHARACTER & HISTORY & SITUATED ON THE FAMOUS NORTH BRINK OF WISBECH OVERLOOKING THE RIVER *IT COMPRISES 4 BEDROOMS 3 RECEPTION ROOMS 2 BATHROOMS & 2 SMALL KITCHENS *OUTSIDE IT HAS EASILY MAINTAINED SMALL GARDENS PLUS 2 GARAGES & EXTENSIVE PARKING! *GAS CENTRAL HEATING(test advised)
***AGENTS NOTE: THIS WAS ORIGINALLY "THE BIRD IN HAND" PUBLIC HOUSE WITH ITS OWN BREWERY!!**

THE PRICE:

£190,000

FREEHOLD EPC BAND G

REF. 8953

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: 8953 BARTON LODGE, 60, NORTH BRINK, WISBECH

**COUNCIL TAX: COUNCIL TAX NEEDS RE-ASSESSING
FENLAND DISTRICT COUNCIL**

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed with the National Trust Logo .Proceed to the traffic lights and turn right over the Old Bridge then immediately left after crossing the Bridge into North Brink. Proceed to the traffic lights and continue to straight over. The property will be seen shortly on the right hand side on the corner of Barton Road.

THE ACCOMMODATION: (Dimensions given are approximate only)

SPACIOUS ENTRANCE HALL:
With stairway off, understairs cupboard, door to cellar

LOUNGE: 22'8" (max) x 12' (max) with open fireplace;

DINING ROOM: 13' (max) x 12'5" (max);

KITCHEN: 11'4" (max) x 4'6" (max) with inset stainless steel single drainer sink unit with cupboard under, double wall cupboard, work top, electric cooker point;

BREAKFAST ROOM/POTENTIAL KITCHEN:
12' (max) x 11' (max) with built in cupboard.

GROUND FLOOR BATHROOM/W.C.:
With panelled bath with tiled splash back & Calypso electric shower overhead, flush suite, inset hand wash basin with cupboards under, shaver point;

FIRST FLOOR:

LANDING:

BATHROOM/W.C.: With panelled bath with Triton electric shower overhead, low level w.c., inset hand wash basin with tiled splash back & cupboard under, electric wall heater;

KITCHENETTE: 12'10" (max) x 4'6" (max) with gas cooker point, electric cooker point, stainless steel single drainer sink unit, preparation surfaces with cupboard under, part tiled walls, double wall cupboard;

BEDROOM NO 1: 18'1" (max) x 12'2" (max) 'L' shaped;

BEDROOM NO 2: 12'11" (max) x 12'10" (max);

BEDROOM NO 3: 11'5" (max) x 10' (max);

BEDROOM NO 4: 12'7" (max) x 12'4" (max) with access to loft, built in airing cupboard housing hot water cylinder with immersion heater;

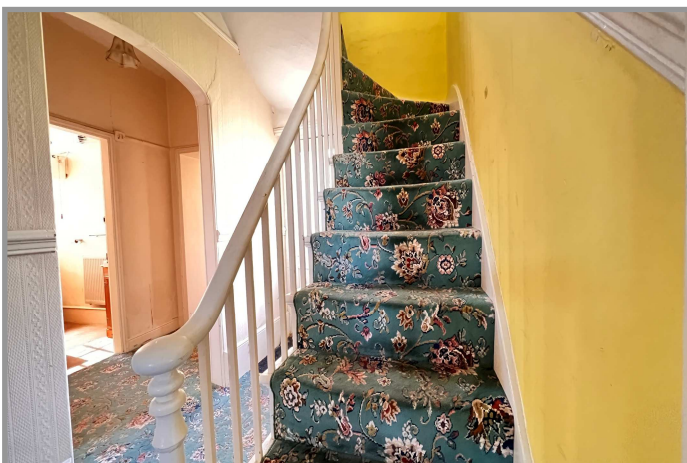
OUTSIDE: **OUTHOUSE/BOILER ROOM housing oil fired C/H boiler: OIL STORGE TANK:
FUEL STORE: BIN STORE:**

GARAGE 1: 16' (max) x 9' (max)

GARAGE 2 : 16' (max) x 9' (max)

GARDENS: To side down to a tarmac multi vehicle off road parking space with borders, beds & shrubs. Timber gate to side opens onto the enclosed side and rear garden which is part laid to lawn with beds, borders and pathways;

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