



Smeeth Road, Marshland St. James, WISBECH, PE14 8ES

welcome to

Smeeth Road, Marshland St. James, WISBECH

A beautifully restored 4-bed detached former railway station in Marshland St James, blending period charm with contemporary living. Featuring an open plan design, utility room, ground floor bedroom, plenty of off-road parking & a generous yet low-maintenance garden, this is a must see!



Accommodation:

Lounge

8' 5" x 13' 5" (2.57m x 4.09m)

Double-glazed windows to the front & side. Radiator. Tiled flooring. Central piece constructed from original floorboards with LED lights behind. Stairs leading to the first floor landing.

Dining Area

13' 4" x 13' 2" (4.06m x 4.01m)

Solid wood entrance door to the front. Double-glazed bay window to the front. Exposed beams. Radiator. Exposed brick feature fireplace. Tiled flooring.

Kitchen

15' 9" x 8' 6" (4.80m x 2.59m)

This fitted kitchen includes base units with work surfaces over, a composite sink & drainer unit, a low-level electric oven, an electric hob with cooker hood over, and an integrated dishwasher. Radiator. Exposed brick fireplace. Tiled flooring. Double-glazed door to the side. Double-glazed windows the front, side & rear.

Rear Porch

Solid wood door to the rear. Tiled flooring. Radiator.

Utility Room

11' 5" x 7' 7" (3.48m x 2.31m)

Fitted with base units with work surfaces over. One and a half bowl stainless steel sink & drainer unit. Space for a fridge/freezer and space & plumbing for a washing machine & tumble dryer. Double-glazed window to the rear.

Study / Bedroom Four

7' 8" x 11' 1" (2.34m x 3.38m)

Double-glazed window to the rear. Radiator.

Cloakroom

Fitted with WC & wash hand basin. Heated towel rail. Double-glazed window to the rear.

First Floor Landing

Stairs from the lounge. Radiator. Double-glazed window to the front.

Bedroom One

15' 5" x 8' 8" (4.70m x 2.64m)

Double-glazed windows to the side & rear. Radiator. Feature fireplace. Exposed original wooden flooring.

Bedroom Two

8' 9" x 8' 3" (2.67m x 2.51m)

Double-glazed window to the side. Radiator.

Bedroom Three

6' 2" x 8' 8" (1.88m x 2.64m)

Double-glazed skylight window. Radiator.

Bathroom

Fitted with WC, pedestal wash hand basin & bath with mixer taps & shower over. Heated towel rail. Fully tiled. Double-glazed skylight window.

Outside

To the front of the property, a gravelled driveway provides off-road parking for 3 cars & is enclosed by original railway station fencing. Gates lead to a further gravelled area behind the property which more off-road parking & enclose the garden. The rear garden can be accessed by a porch from the rear of the house, and is fully enclosed by timber fencing & is laid to lawn. The garden also boasts a pagoda for a patio seating area which has been constructed from the original railway waiting area framework. The original platform runs adjacent to the pagoda.

Agent's Note

Waste from the property is served by a cess pit of private supply & heating to the property is served by oil-fired central heating. Please contact the branch for more information if required.

Location

Nestled in the heart of the Norfolk Fens, Marshland St James is a charming rural village that offers a perfect balance of peaceful countryside living and excellent connectivity. Surrounded by open farmland, this picturesque village provides a serene retreat, making it an ideal location for those seeking space & tranquillity.

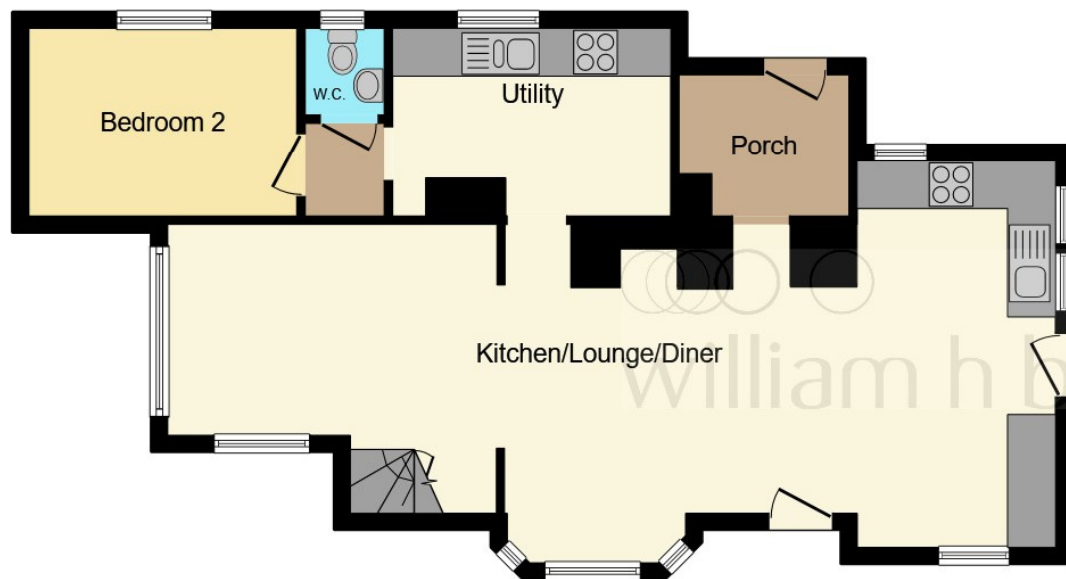
Marshland St James boasts a range of local amenities, including a village hall, sports ground & play area, perfect for families. The bustling market town of Downham Market is just a short drive away, offering supermarkets, independent shops, cafes, and a mainline train station with direct links to London Kings Cross. The village is also within easy reach of Wisbech & Kings Lynn, providing further shopping, dining & leisure facilities.

Families are well catered for, with a primary school in the village and a range of well-regarded secondary schools in the surrounding area. Nature lovers and outdoor enthusiasts will appreciate the scenic countryside walks, cycle routes, and the stunning Norfolk coastline just a short journey away.

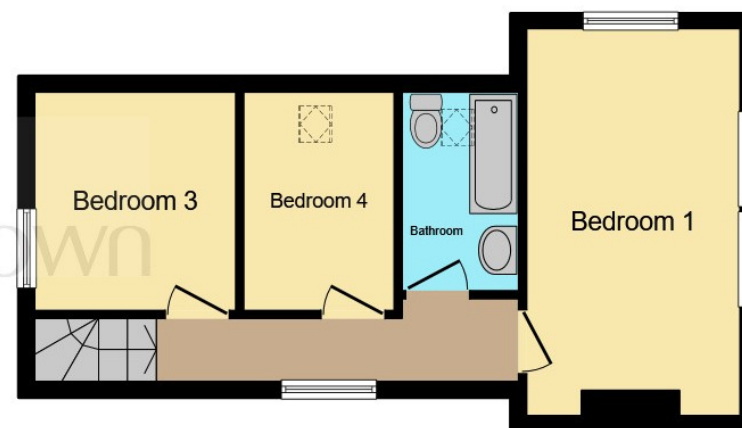


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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

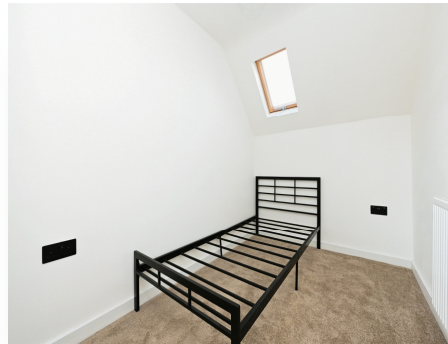
welcome to

**Smeeth Road, Marshland St. James,
WISBECH**

- Stunning four bedroom detached character property
- Open-plan living with a modern kitchen, dining & living area
- Ground floor bedroom/study, plus a utility room + WC
- Principal bedroom with exposed flooring + fireplace
- Off-road parking for multiple vehicles

Tenure: Freehold EPC Rating: D

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DHM112122 - 0005

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