



The Crescent
Wisbech PE13 1EH

BROWN & CO



The Crescent, Wisbech PE13 1EH

Georgian Town House

Set over Five Floors

Bursting with Beautiful Original Features

Four Reception Rooms

Four Bedrooms

Walled Garden & Garage

Situated in the Georgian Market Town of Wisbech



INTRODUCTION

Brown & Co offers an elegant and well-appointed Grade II Listed Georgian town house which is an outstanding property and a rare find which has been sympathetically restored to emphasise the original period features found throughout. The property was designed by the architect, Joseph Medworth. The Crescent consists of rows of terraced and religious buildings built between 1773 and 1811, it is a rare example of such architecture. It overlooks another monument, Wisbech 'Castle'. Most property in The Crescent have Grade I or Grade II Listed Building Status. Although some changes have been made to the various sites over the years, much of the Georgian facade remains as it was when first built. The development now lies within the Wisbech Conservation Area.

LOCATION

Wisbech is a fine, Georgian market town nestled in the heart of Cambridgeshire. A rich history is evident in its stunning architecture, with elegant Georgian buildings lining its streets. Wisbech is celebrated for its Georgian heritage, featuring one of the highest concentrations of Georgian buildings in the United Kingdom outside of Bath. One of its prominent landmarks is Peckover House, a captivating Georgian property with a delightful garden, offering visitors a glimpse into the town's past now in

National Trust care. Residents enjoy a quiet, easy pace of life and convenience, with a thriving town centre a stones throw away. The River Nene winds its way through the town and, there is a marina. The town boasts a wide range of independent and chain stores, coffee shops and leisure facilities as well as the usual larger, edge of town supermarkets and hardware stores. Wisbech Grammar School is a major draw for the town, a prestigious educational institution with a rich history of academic excellence and a focus on all-round development of its students, the school is just a short walk away. Road links are simple, with easy access to the A47 to Peterborough to the A1 North/South Road. Rail links are nearby in both Peterborough and March with London and Northern services.

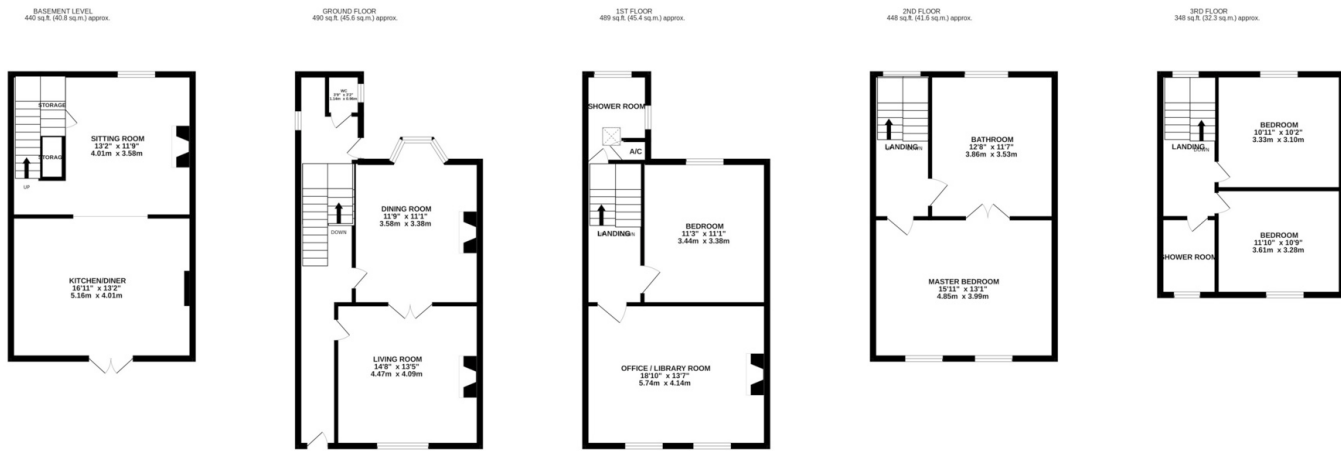
THE PROPERTY

The property is set over five floors and offers space, character and charm. The front door leads into the entrance hall, giving access to both the dining room and drawing room. The living room benefits from an original sash window to the front, a beautiful open fireplace and exposed original floorboards (as per all the staircases, main hallway and upper floors of the house). A set of internal Georgian doors lead into the formal dining room which has a large Georgian bay window to the rear and an open working fireplace.

The first floor gives access to a bright and spacious office/library which consists of a handsome marble fireplace and two large sash windows (each with the original integrated Georgian half shutters) which faces onto Wisbech Castle and its lovely, leafy grounds. The large garden-facing bedroom on this floor has the original ceiling rose.

On the second floor is the master suite with bedroom and large bathroom, and on the top floor are two further bedrooms and a shower room. The total number of reception rooms is four in the current configuration. Additionally, there is a shower room on a half landing between the first and second floors and a wc at the basement level.

Outside, there is a south facing walled garden which is laid to lawn and there is also a patio area. There are mature trees, shrubs and a brick wall surround. The property benefits from a single garage which can be accessed from the rear garden, lit all along on both sides by external lighting.



TOTAL FLOOR AREA : 2214 sq.ft. (205.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&Co
Market Chambers | 25-26 Tuesday Market Place | Kings Lynn | PE30 1JJ
T 01553 770 771
E kingslynn@brown-co.com

BROWN & CO
Property and Business Consultants