



THE STORY OF

Kirton Lodge

Elm, Cambridgeshire

SOWERBYS



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PE14 0AB

Double-Height Entrance Hall

Open-Plan Kitchen/Dining Room

Versatile Reception Room

Dedicated Study

Elegant First-Floor Landing

Principal Suite and Three Further Bedrooms

Substantial Off-Road Parking

Reimagined Quadruple Garage

Potential for Annexe Conversion

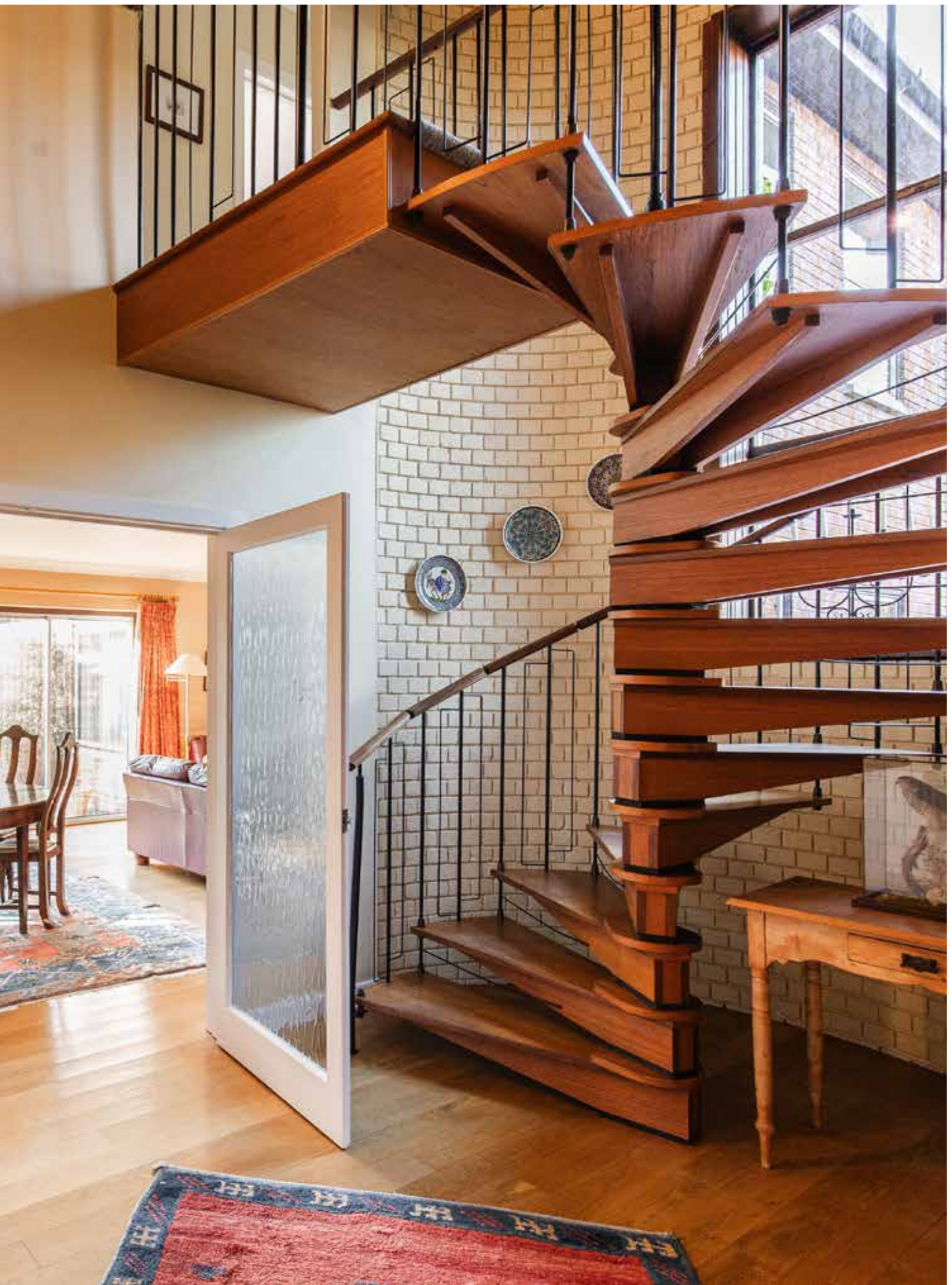
Seamless Indoor-Outdoor Living

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Located in a beautifully private setting, this exceptional home exudes a sense of grandeur and versatility, offering a lifestyle as spacious as it is inviting. From the moment you step into the striking double-height entrance hall, with its magnificent spiral staircase, you are greeted by an atmosphere of graceful elegance and endless possibility.

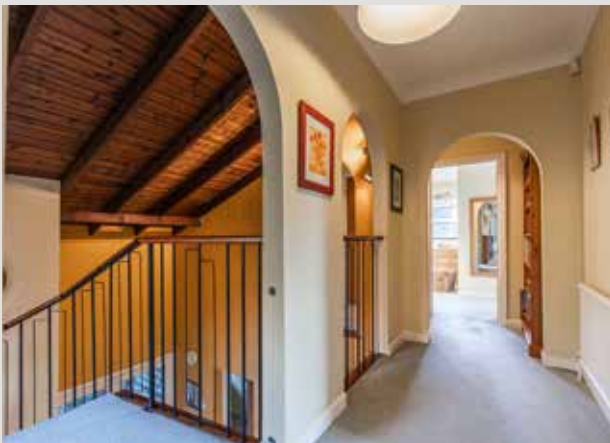
The flow of this home is truly special, with a beautifully presented open-plan kitchen/dining room that seamlessly connects to the sitting room. This wonderfully social space is bathed in natural light, with sliding doors opening onto the garden, creating a seamless link between inside and out. The neighbouring reception room—formerly a games room when the children were at home and now a reception/garden room—offers yet another versatile space, ready to evolve with the changing needs of its owners.

A dedicated study provides the perfect work-from-home environment, while the utility, boot room, and WC add practical convenience for busy country living.

Rising to the first floor, the spacious landing, with its graceful arches mirroring the home's external architecture, brings to mind the charm of a Mediterranean villa. The principal suite is a true sanctuary, featuring built-in wardrobes, a dedicated dressing area, and an en-suite shower room. The three further bedrooms are beautifully proportioned, comprising one comfortable double and two generous singles, all with built-in wardrobes providing excellent storage. These bedrooms are served by a well-appointed family bathroom.











A sweeping private drive leads to the rear of the home, with the property itself set well back from the road, ensuring a sense of privacy and seclusion. Substantial off-road parking provides space for multiple vehicles, while what was once a quadruple garage has been thoughtfully reimaged into a studio, double garage, and workshop, complete with an office and WC. This superb space offers a wealth of possibilities, whether as a creative retreat, workspace, or even a potential annexe conversion (subject to planning permission).

Kirton Lodge also features a beautifully landscaped yet easily maintained garden, complete with vibrant shrubbery, a lush lawn, and a serene pond.

This is a home that not only provides incredible space and versatility but also an exceptional lifestyle - one that balances grandeur with warmth, elegance with comfort, and practicality with possibility.



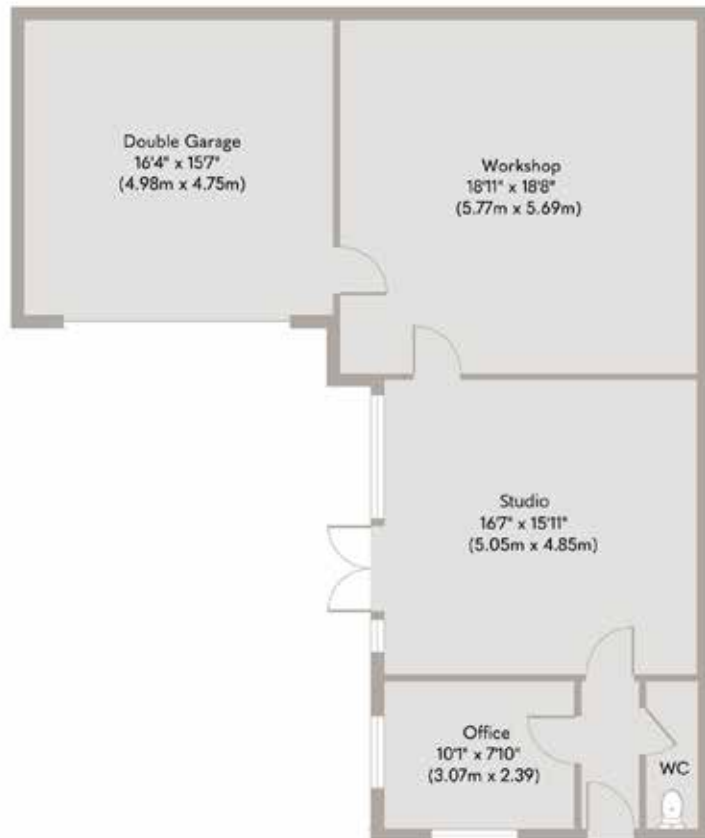




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and other features are approximate and should not be relied upon for accuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The service is provided by SOWERBYS. Copyright V360 Ltd 2020



First Floor
Approximate Floor Area
929 sq. ft
(86.30 sq. m)



Outbuilding
Approximate Floor Area
1,012 sq. ft
(94.01 sq. m)

Windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. Plans, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Elm

HISTORY MEETS PEACEFUL COUNTRYSIDE
IN A WELL-PLACED VILLAGE

A charming village in Cambridgeshire, Elm lies just southwest of Wisbech. Nestled in scenic Fenland, it offers a tranquil rural lifestyle with a strong sense of community. The village's history dates back centuries, its name thought to derive from the elm trees that once flourished here. Retaining its traditional charm while embracing modern living, Elm is a sought-after location for families and retirees alike.

The village's centrepiece is All Saints Church, a striking medieval structure featuring Early English and Perpendicular styles. Surrounding it are well-preserved cottages and homes, reflecting Elm's historical character.

Elm is set amid the picturesque flatlands of the Fens, offering a serene landscape for walking, cycling, and birdwatching. The nearby River Nene provides opportunities for fishing and boating.

Despite its peaceful setting, Elm has excellent transport links. March railway station, a short drive away, offers direct connections to Cambridge and Peterborough. The village is also well-served by road links, providing easy access to Wisbech and beyond.

Families are well catered for, with Elm C of E Primary School rated 'Good' by OFSTED and the highly regarded Wisbech Grammar School nearby.

A strong community spirit shines through local events and activities, bringing neighbours together in this idyllic corner of Cambridgeshire. Elm is a wonderful blend of heritage, natural beauty, and modern convenience.





Sitting Room

“...with sliding doors opening onto the garden, creating a seamless link between inside and out.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref: 6335-2227-0300-0427-3202

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///enforced.plump.patrol

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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