



THE STORY OF

Mulberry Barn

Wisbech St. Mary, Cambridgeshire

SOWERBYS



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Mulberry Barn

Wisbech St. Mary, Cambridgeshire
PE13 4SP

Approximately 4,000 Sq. Ft. of
Premium Living Space

Built to a Bespoke High Specification
with Luxury Finishes Throughout

Five Bedrooms, Three Bathrooms, Plus Dedicated
Second Floor Dressing Suite Serving Principal

Expansive Open-Plan Kitchen/Living
with Bi-Fold Doors to Garden

Underfloor Heating to Ground Floor
via Air Source Heat Pump

Double-Height Entrance Hall with Glass Staircase

Multiple Reception Rooms, Including Sitting
Room, Games/Dining Room, and Study

Double Garage and Generous Driveway

Peaceful Rural Setting Situated between
Market Towns of Wisbech and March

Offered with No Onward Chain

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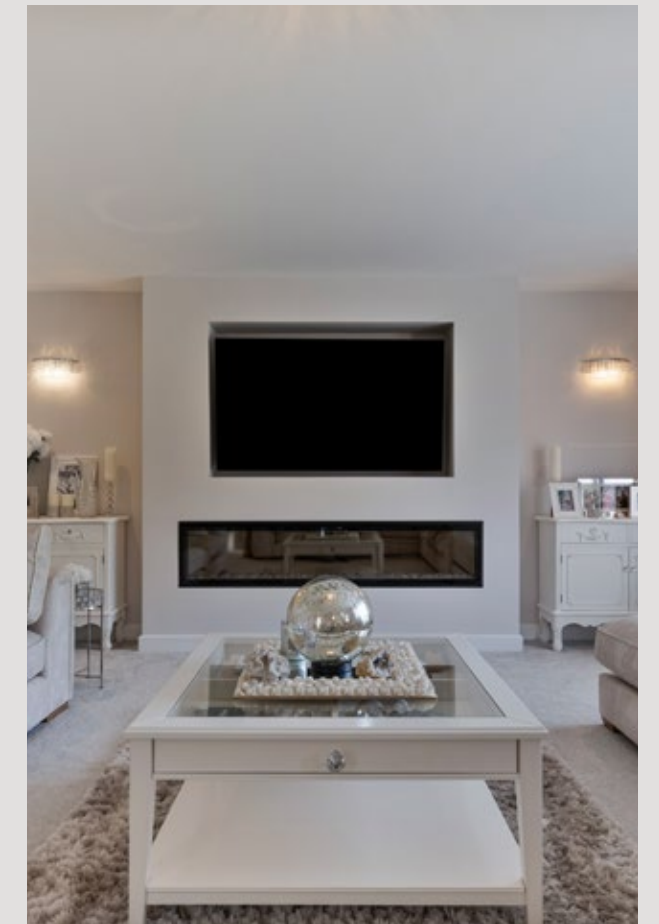
An exceptional, individually designed residence of scale and sophistication, Mulberry Barn is a true statement home - crafted to an uncompromising standard with a no-expense-spared approach to every fixture, fitting and finish.

Set behind a wide gravelled approach and framed by handsome brick and dark timber elevations, this barn-inspired home commands instant presence. Approaching 4,000 sq. ft., it has been thoughtfully laid out to blend sleek architectural lines with luxurious, light-filled interiors, purpose-built for modern family life.

At its heart lies a magnificent open-plan kitchen and living space - flooded with natural light and anchored by a striking central island. High-gloss cabinetry, integrated appliances, and beautiful chandelier lighting make this space as functional as it is impressive. Expansive bi-fold doors open seamlessly onto the rear terrace, offering effortless indoor-outdoor living.

A grand, full-height reception hall with a glass-framed staircase and galleried landing sets a dramatic tone on arrival. The ground floor includes multiple reception rooms: a generous sitting room, a flexible second reception (currently a children's playroom but would be equally at home as a formal dining room), and a private office perfectly suited to hybrid working. Underfloor heating - powered by a renewable air source heat pump - ensures year-round comfort throughout the ground level.

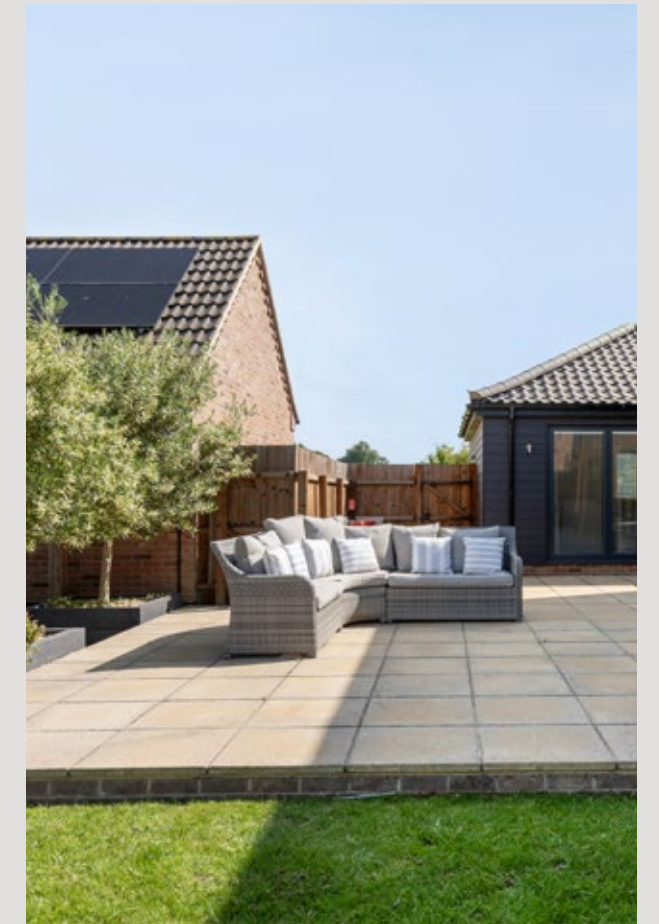
Upstairs, five beautifully appointed bedrooms are arranged around a spacious landing, offering ideal family and guest accommodation. The principal suite is nothing short of extraordinary: tucked into the private rear wing, it benefits from its own second-floor dressing room with bespoke storage. The lavish en-suite features a walk-in shower and a jacuzzi soaking tub beneath Velux skylights, complete with a built-in Smart TV for ultimate relaxation.





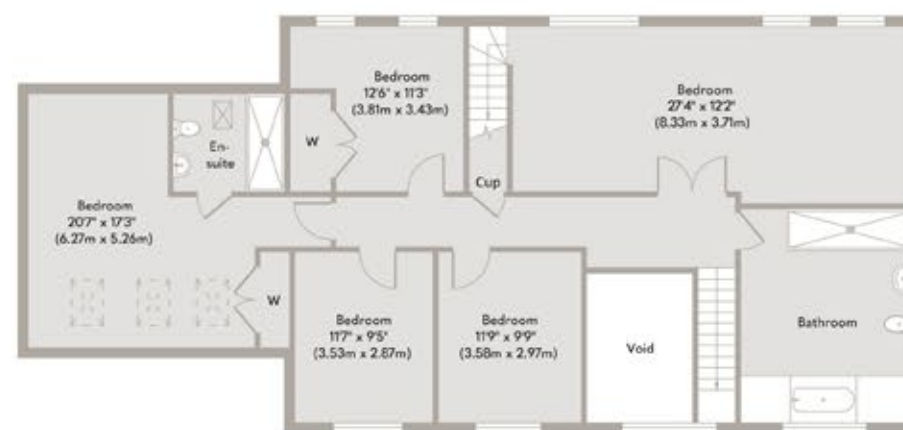
Outside, the property continues to impress. A large double garage, ample parking, and clean landscaping complete the frontage, while the rear garden offers plenty of potential for outdoor entertaining and enjoyment.

Discreetly located in the popular hamlet of Plash Drove, yet within easy reach of Wisbech St. Mary, local schools, and commuter routes to Peterborough and Cambridge, this is a truly special opportunity to acquire a one-of-a-kind family home.

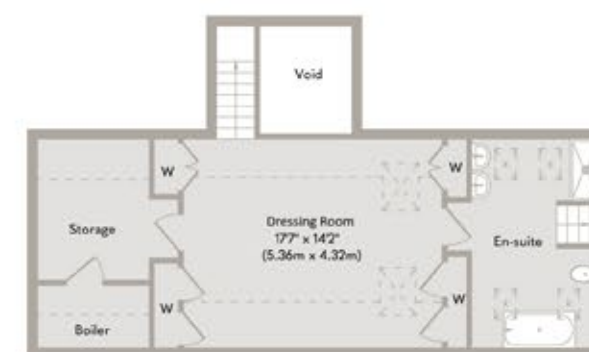




Ground Floor
Approximate Floor Area
2235 sq. ft
(207.63 sq. m)



First Floor
Approximate Floor Area
1447 sq. ft
(134.43 sq. m)



Second Floor
Approximate Floor Area
612 sq. ft
(56.85 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright V360 Ltd 2025 | www.houseviz.com

Wisbech St. Mary

PEACEFUL VILLAGE LIFE IN THE HEART OF THE FENS

Nestled in the heart of the Fenland countryside, Wisbech St. Mary is a peaceful and well-connected village offering a strong sense of community and a charming rural lifestyle. Just a short drive from the historic market town of Wisbech, it provides the perfect balance between country living and access to wider amenities.

The village itself is home to a a welcoming parish church, a village hall hosting regular events, and a well-regarded pub. Surrounded by open fields and farmland, it's a great location for those who enjoy walking, cycling, or simply soaking in the quiet beauty of the Fens.

Wisbech St. Mary benefits from excellent road links to nearby market towns such as March and Wisbech, as well as further afield to Peterborough and King's Lynn. The wider area also offers a number of nature reserves, riverside walks, and historic sites to explore, making it ideal for those seeking a slower pace of life without feeling isolated.

Whether you're looking for a welcoming village community, space to enjoy the outdoors, or a peaceful retreat within reach of everyday conveniences, Wisbech St. Mary offers a delightful and down-to-earth setting to call home.



Note from Sowerbys



Front Elevation

“...framed by handsome brick and dark timber elevations, this barn-inspired home commands immediate presence.”



SERVICES CONNECTED

Mains electricity and water. Drainage to sewage treatment plant. Heating via Air Source Heat Pump with underfloor heating to the ground floor, radiators to first and second floor.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref: 2448-6074-7313-7110-1290

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: ///blubber.symphony.barstool

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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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