



THE STORY OF

9 Old Convent Fields

Wisbech, Cambridgeshire

SOWERBYS



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9 Old Convent Fields

Wisbech, Cambridgeshire
PE13 1HT

Individually Designed Final Home in
an Exclusive Wisbech Development

Exceptional Specification with
Elegant Finishes Throughout

Striking Sitting Room Featuring Double
Height Windows and French Doors

Bespoke Kitchen with Twin Ovens and
Quality Integrated Appliances

Versatile Garden Room

Galleried Landing Creating a Wonderful
Sense of Light and Space

Principal Suite with Dressing Room and
Contemporary En-Suite Shower Room

Two Further Generous Double
Bedrooms with Thoughtful Design

Landscaped Enclosed Gardens

A Beautifully Balanced Home Offering
Comfort Sophistication and Ease of Living

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Completed to an exceptional standard and individually designed as the final home within its development, this beautifully appointed residence in Wisbech combines refined style with everyday practicality. The result is a home of genuine individuality and comfort, offering a calm and inviting atmosphere from the moment you step inside.

The sitting room provides an immediate sense of space and light, with impressive double height windows and French doors filling the room with natural brightness. The open layout creates a perfect balance between relaxation and entertaining, while a charming nook offers an ideal spot for a study area or play space.

The bespoke kitchen is finished with exceptional attention to detail, featuring twin ovens, integrated appliances and a thoughtfully designed utility room with direct garden access. Flowing seamlessly from here, the garden room is a delightful addition, offering a peaceful setting for dining or quiet moments throughout the seasons.

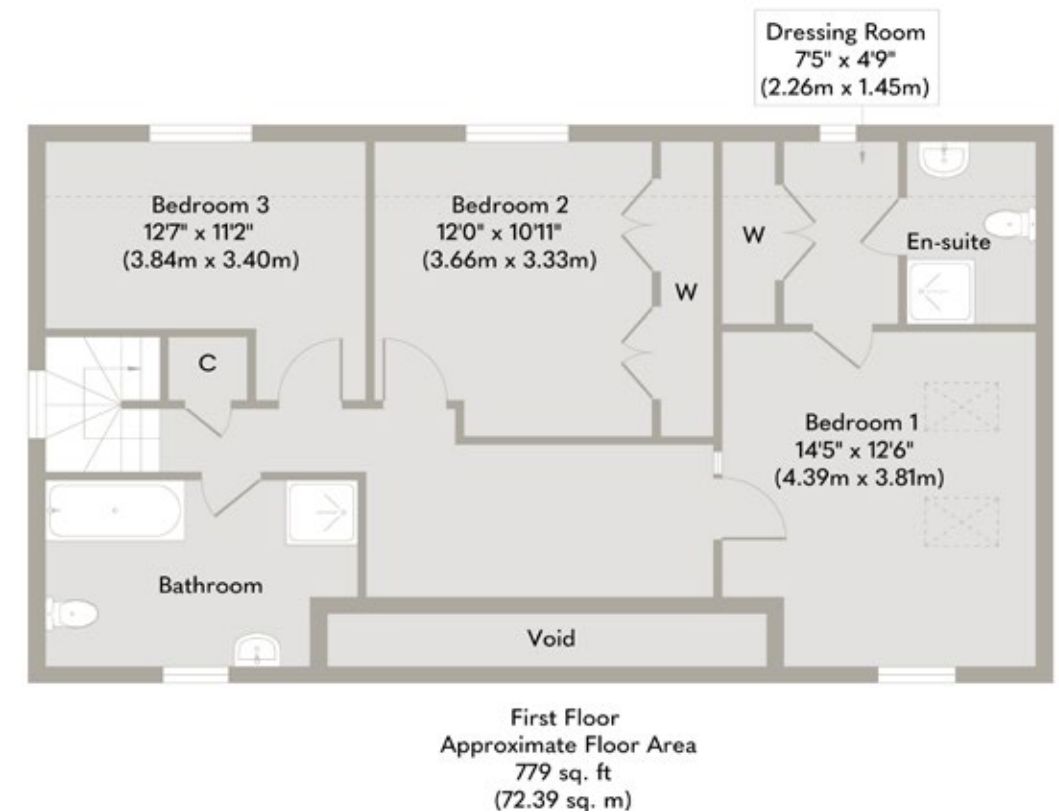
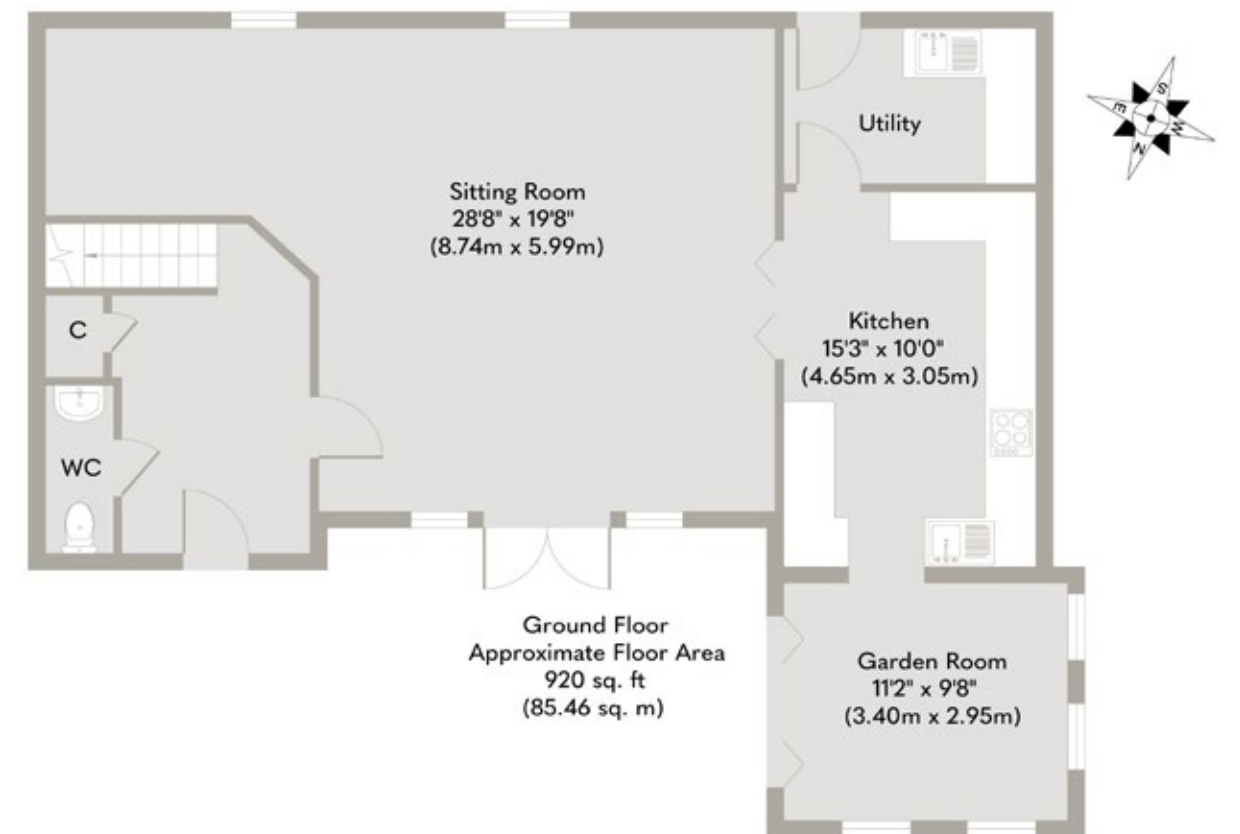
Upstairs, the galleried landing enhances the feeling of openness and light, leading to three double bedrooms. The principal suite includes a dressing room and stylish en-suite shower room, providing a private retreat, while the remaining bedrooms share a beautifully appointed family bathroom.

Outside, the enclosed gardens have been created for easy living, with thoughtfully landscaped areas that deliver a true sense of tranquillity. Elegant in design and timeless in presentation, this remarkable home offers a rare opportunity to enjoy contemporary living in one of Wisbech's most distinctive properties.



The principal suite provides a calm retreat complete with dressing room and elegant en-suite.





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.

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Wisbech

HISTORIC MARKET TOWN WITH RICH HISTORY AND VIBRANT AMENITIES

Commonly known as the Capital of the Fens, the attractive and historic market town of Wisbech is renowned for its elegant Georgian architecture. The town has an abundance of amenities to offer, such as a theatre, swimming pool, library, good schools and the Horsefair Shopping Centre. Browse the shops or visit the market on a Thursday or Saturday with a wide range of traders offering locally grown produce and plants.

Explore the surroundings by taking a leisurely walk through the tranquil gardens in the heart of the town centre, which have been awarded a commendation award for Innovation for its links to the town's Merchant Trail. The Merchant's trail shares the history of the many famous characters of the town, telling the story of how Wisbech became one of the most prosperous ports in the country during the 18th and 19th centuries.

Wisbech Park is just a five minute walk from the town centre. Extending to over 12 acres, the facilities include tennis courts, bowls green, two children's play areas and a multi-use games area for five-a-side and basketball.

Once owned by a Quaker banking family for over 150 years, Peckover House and Gardens is a classic Georgian merchant's town house, which is certainly worth a visit. Now in the care of National Trust, Peckover House is an oasis hidden away from the town centre with two acres of beautiful Victorian gardens.



Note from Sowerbys



“A delightful garden room that brings the outdoors in and can be enjoyed through every season.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump and underfloor heating to the ground floor.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 9458-3955-1200-5445-6200

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: ///tooth.regal.library

AGENT'S NOTE

The property has allocated parking. Our client has advised they are not required to contribute to the maintenance charges for the shared parking and access areas. Some of the trees within the property boundary have TPOs.

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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