

ORCHARD PLACE Flint House Road, Lotts Bridge, Three Holes, Wisbech, Cambridgeshire PE14 9JN Offers Over £825,000



- A Modern Spacious Four Bedroom Detached Bungalow
- Set In Approx. 10 Acres ● Detached Two Bedroom Annexe for a Relative's Use
- Various Outbuildings including Double Garage with Loft Room, Two Barns / Workshops
- Scope for a Variety of Uses ● No Upward Chain

REF AR6381

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle

## GENERAL AND SITUATION

Approximate Distances:

Upwell 4 miles • Downham Market 8 miles • Wisbech & March 10 miles  
Chatteris 14 miles • Ely 15 miles • Good Access to A47 & A141 Road Links

A spacious and well presented four bedroom bungalow on an approx. ten acre plot with a detached two bedroom annexe for a family member and a range of outbuildings including a detached garage and barns

The nearby village of Three Holes has a shop and primary school, whilst the larger towns of Downham Market, March and Wisbech all offer a good range of amenities and facilities.

The property has been utilised by the current owners as a family home, however the previous owners used the property as a plant nursery. There is potential for equestrian use, and scope to develop subject to planning permissions / consents. The property is offered for sale with no upward chain.

## THE RESIDENCE

A detached bungalow benefitting from oil-fired central heating and uPVC double glazing. There is the following accommodation, please refer to floor plan for approx. room sizes.

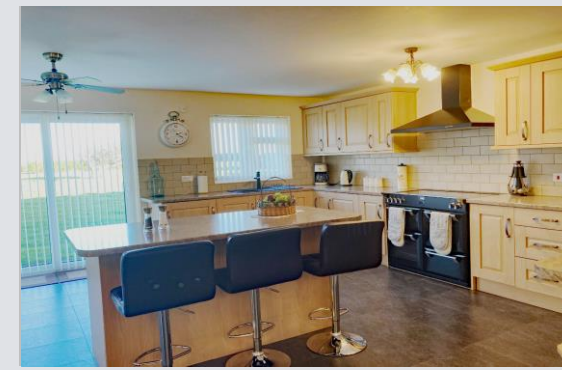
The central **Entrance Hall** with laminate flooring, radiators and storage cupboards, leads into a **Lounge** with a feature woodburner set on a marble hearth, laminate flooring, radiator and three windows.

The **Kitchen Diner** has a range of modern fitted units and rolled edge work surfaces, integrated dishwasher, integrated fridge, Stoves electric oven, grill and hob, extractor, single drainer sink with mixer tap, tiled splashback, central island/breakfast bar, tile effect flooring, window to rear, sliding doors to outside and radiator. It opens to a **Dining Room** with tile effect flooring, radiator. Double doors lead on to the **Garden Room** which has laminate flooring, radiator, windows to both sides and double doors to outside.

Off the **Kitchen**, the **Utility Room** has plumbing for a washing machine, space for a tumble dryer, tiled flooring, window, door to outside and oil-fired boiler. A **Cloakroom** with wash hand basin and WC is accessed from outside.

**Bedroom One** has fitted wardrobes, front window, laminate flooring and radiator with an **Ensuite** comprising shower cubicle, wash hand basin in vanity unit, WC, window, heated towel rail, wall and floor tiling and extractor fan.

There are **Three Further Bedrooms** all with fitted wardrobes, window and radiator, and a **Family Bathroom** with a wash hand basin in vanity unit, WC, bath, electric shower cubicle, extractor and tiled walls and flooring.





## THE ANNEXE

An **Open Plan Lounge / Kitchen / Diner** has windows to two sides and a range of fitted units with rolled edge work surfaces and single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, tiled splashbacks, part tiled / part laminate flooring and access to loft space.

There are **Two Bedrooms** each having windows to the front and laminate flooring. A **Shower Room** has a wash hand basin, WC and electric shower cubicle, tiled flooring and window.



## OUTSIDE, OUTBUILDINGS & LAND

There are two entrances into the property. The first leads up to the **Main Residence** with ample parking to the front. A second entrance accesses the **Annexe** and the **Barns** beyond.

There are gardens surrounding the property, mainly laid to lawn with a number of trees, including a variety of fruit trees. This leads on to the **Grazing Land** which lies to the rear and side of the property.



There are the following outbuildings with approx. sizes:

**Detached Double Garage** 24'2 x 20'8 (c. 7.4m x 6.3m) with power and light, electric roller shutter door, uPVC glazed double doors to rear and stairs to a **First Floor** which is currently utilised for storage.

**Barn One** 59'8 x 25'3 (c. 18.3m x 7.7m) with double doors to the front

**Barn Two** 36'10 x 19'10 (c. 11.3m x 6m) with power and light



**IN ALL APPROX. 10 ACRES**  
(About 4 Hectares)

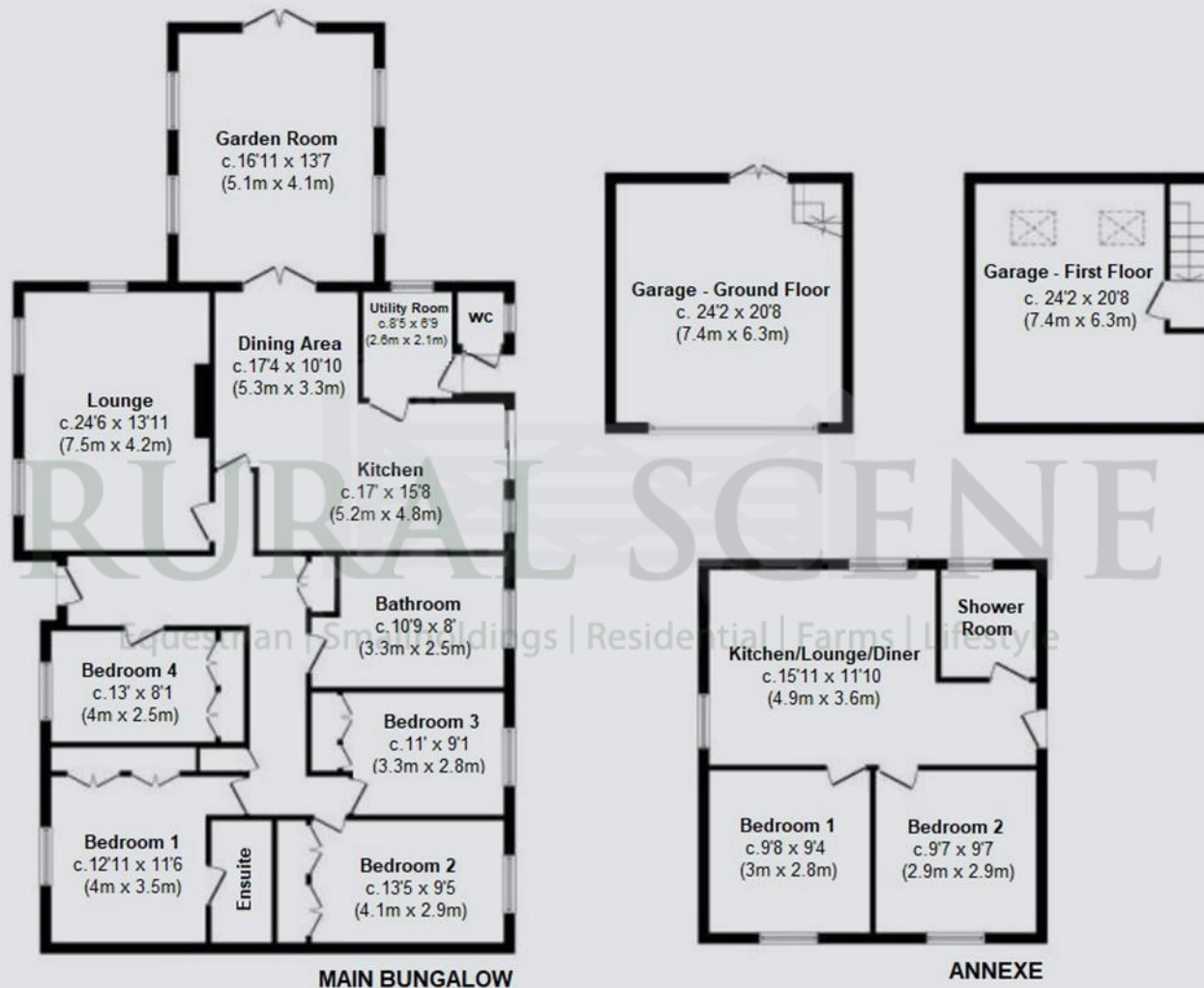


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01264 850700 | [postbox@ruralscene.co.uk](mailto:postbox@ruralscene.co.uk) | [www.ruralscene.co.uk](http://www.ruralscene.co.uk)





**VIEWING**

Strictly by appointment only with the Agents

**LOCAL AUTHORITY**

KINGS LYNN & WEST NORFOLK COUNCIL

**SERVICES**

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING

**TENURE** Freehold **COUNCIL TAX** Band C

**ENERGY RATING** Residence: E Annexe: E

**DIRECTIONS**

From the Beedon Bridge Roundabout in Wisbech take the A1101 sign-posted Downham Market. At the next roundabout follow the road straight over and head towards Upwell and Outwell. On entering Outwell go past Bloom and Wakes Garage on the left and at the mini roundabout turn right and follow the road on into Isle Road. When you reach the village of Upwell turn right and go over the bridge. At the crossroads turn left onto Silt Road and then take the 1st right onto Flint House Road. The property will be found on the left-hand side. There is no For Sale Board.

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