



- Detached Three/Four Bedroom Farmhouse
- Potential One Bedroom Annexe
- Just Over 11 Acres In All
- Excellent Equestrian Facilities
- Nine Stables, Barn / Workshop, Manège & Paddock Grazing
- Ample Vehicle Parking with Space for Horsebox and Trailer
- Rural Location Within Easy Access of Peterborough

REF AR7947



GENERAL AND SITUATION

Approximate Distances:

Gedney Hill 2 miles • Wisbech 10 miles • March 11 miles
Holbeach 12 miles • Peterborough 15 miles

A detached four bedroom farmhouse with potential for an integral one bedroom annexe and excellent equestrian facilities including nine stables, barn, manège and paddock grazing, set in just over 11 acres in an accessible rural location.

The farmhouse is currently undergoing a variety of refurbishments and redecoration, and the integral annexe has been amalgamated into the main property but could easily be re-instated.

The property is currently utilised for the vendors own horses, though it has been utilised as a livery yard in the past. The excellent equestrian facilities comprise a total of nine stables, some timber and some brick built, with a tack room, rug room, feed room, barn/workshop, manège and grazing paddocks.

Gedney Hill offers a range of facilities and amenities including a general store, Post Office, primary school, golf course and fishing lake. The market towns of Holbeach, Wisbech and Spalding are all easily accessible by car, whilst the city of Peterborough offers a wide range of shopping and leisure facilities and has a Fastrack rail service to London's Kings Cross station.



THE RESIDENCE

A four bedroom detached house with many character features including exposed ceiling beams, benefitting from double-glazing and oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** leads into an **Entrance Hallway** with tiled flooring with a **Cloakroom** off, with WC and wash hand basin. To the right there is an open-plan **Office** with tiled flooring, stairs rising to the first floor and a stable door to outside. Off this is a **Conservatory** with double doors to the **Garden**. To the first floor of this part of the house, there is a **Bedroom** with a dressing area, fitted wardrobes and an **Ensuite** with shower, wash hand basin, WC and tiled flooring. This area has previously been utilised as an **Annexe** and could easily be reinstated as such. Nb there are some sloping ceilings to the first floor.

To the left of the **Entrance Hall** there is an **Inner Hallway** that opens out to the main house. There is a **Boot Room** and a **Storage Cupboard** housing the two boilers that serve the house and the annexe.

A step-up leads into the spacious, open-plan **Kitchen Breakfast Room** which is currently undergoing renovation and has parquet flooring, large rooflights and sliding patio doors to the **Garden**. The **Kitchen Area** has a range of fitted wall and base units with worksurfaces, 1½ bowl sink with mixer tap tiled flooring and integrated appliances comprising 5 ring gas hob, electric oven and grill, dishwasher. A door leads through to a **Utility Room** with space for an American fridge freezer, fitted units, plumbing for washing machine, space for tumble dryer and sink.





A **Further Inner Hallway** with wooden flooring and coat cupboard, gives access to a downstairs **Shower Room** with large shower cubicle, wash hand basin, WC, heated towel rail and tiled flooring. A door from the hall leads to the **Snug** which has wooden flooring, a multi-fuel burner set in an exposed brick fireplace (which can also heat the hot water and heating system), fitted storage and stairs rising to the **First Floor**. A door leads to the comfortable **Main Reception Room** which has a feature fireplace (currently not in use)

To the **First Floor** there are **Three Bedrooms** the larger of which has fitted wardrobes and an **Ensuite Bathroom** with shower, bath, wash hand basin and WC. The second bedroom has fitted wardrobes and eaves storage. Completing the first floor there is a **Cloakroom** with WC and wash hand basin.

OUTSIDE, OUTBUILDINGS & LAND

A gated driveway from the road opens out to a generous parking area with space for horsebox, trailer etc. There are low maintenance formal gardens to the rear of the house.

EQUESTRIAN FACILITIES

A concrete yard area has two blocks of stabling, one set brick and the other of timber construction, benefiting from power and light which comprise the following:

Outbuilding One (see floorplan) brick built with power and light, comprising:

Rug Room

Two IAE Stables (former **Double Garage**) with rubber matting

Tack Room with fitted base units and alarm

Three Further Stables with rubber matting

Timber Barn with power and light with **Feed Room** to one end and **Workshop** to the other end with double doors and a pedestrian door.

Outbuilding Two of timber construction with overhang comprising:

Four Timber Stables with dividing grills

Further Barn utilised as a **Hay and Log Store**

Muck Heap Recess

Manège c. 40m x 20m with post and rail surround, resurfaced 2007.

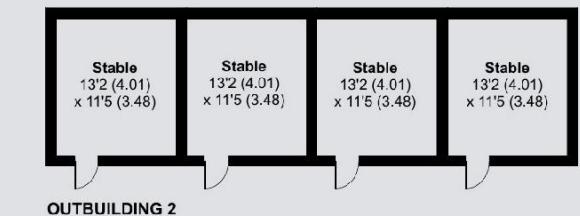
Small Winter Turnout Paddock/ Quarantine/ Isolation Paddock

The **Land** is accessed via a hard track from the stable yard and is mainly level pasture with post and rail fencing with electric tape, and mature hedging. There are **Seven Fields** in all, with **Two Field Shelters**, all the paddocks have mains fed field troughs. There is also a second access into the lower fields from the road. The far paddock has direct access to excellent off-road outriding on **Mole Drove**.

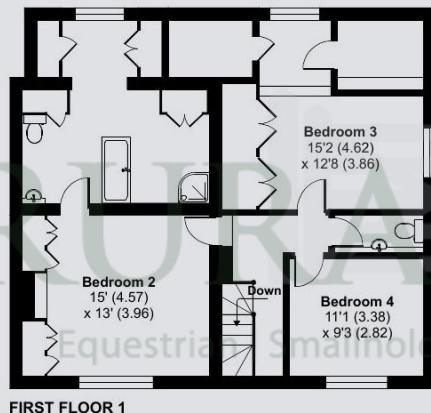
IN ALL APPROX. 11.25 ACRES
(About 4.5 Hectares)

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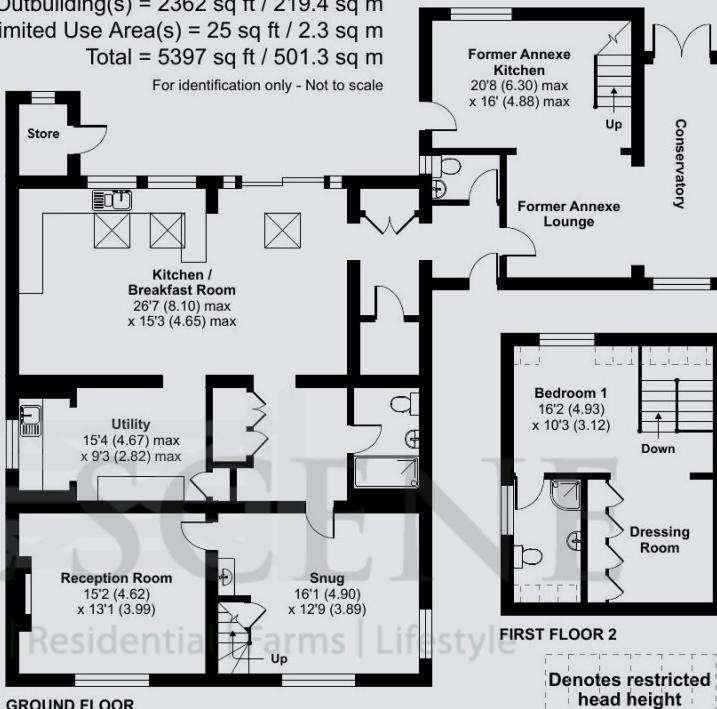
OUTBUILDING 2



FIRST FLOOR 1

Approximate Area = 3010 sq ft / 279.6 sq m
 Outbuilding(s) = 2362 sq ft / 219.4 sq m
 Limited Use Area(s) = 25 sq ft / 2.3 sq m
 Total = 5397 sq ft / 501.3 sq m

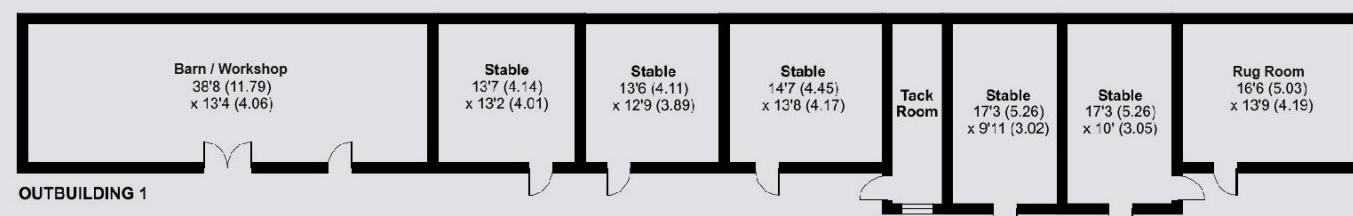
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR 2

Denotes restricted head height



OUTBUILDING 1

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited WISTERIA HOUSE but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.



LB V:02

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

SOUTH HOLLAND DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING E
 COUNCIL TAX House B, Annexe A

DIRECTIONS

From the A16 at Crowland turn left onto the B1040 and continue for approx. 2 miles then turn left onto French Drove.

Follow this road for approx. five miles (B1167) and at the sharp left bend, turn right onto South Eau Bank. The property will then be found on the left-hand side. There is no For Sale board, but the property does have its own signage.

what3words //internal.canal.thin

RURAL SCENE
 Equestrian | Smallholdings | Residential | Farms | Lifestyle