

4 CLARKS COTTAGE North Brink, Wisbech, Cambridgeshire PE13 4UH

Price Guide £395,000



- Three Bedroom Semi-Detached House
- Much Improved by Current Vendors with Potential to Extend (STPC)
- Potential for Equestrian or Smallholding Use ● Set in c. 0.7 Acre of Gardens and Paddocks
- Three Stables and Feed/Hay Store ● Planning Permission Approved for Manège
- Ample Parking with Space for Horsebox

REF AR8164

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:
Wisbech 4 miles • March 8 miles • Kings Lynn 17 miles
Peterborough 19 miles

A much improved three bedroom semi-detached home, with potential to extend (STPC), set in approx. 0.7 of an acre, with three stables, feed/hay store, grazing paddock and planning permission granted for a manège.

This lovely family home offers huge potential for further development, subject to gaining the necessary permissions.

The property is located c. 5 miles from the Belgrave Retail Park which offers a large range of shopping outlets, restaurants, supermarket, cinema and entertainment, whilst a full range of shops and amenities can be found in near Wisbech. March has a railway station with local services to Stanstead and Peterborough.

THE RESIDENCE

A three bedroom, brick built, semi-detached property, benefitting from oil-fired central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Front Door** leads into an **Entrance Hallway** with tiled flooring and stairs rising to the **First Floor**.

A door leads off to a **Dining/Reception Room** which has engineered oak wooden flooring and a fireplace with oak mantle and tiled hearth. A door leads off to the **Reception Room** with a continuation of the engineered oak flooring, dado rail with wooden panelling below, fireplace with a tiled hearth and oak mantle, useful understairs storage with fitted unit and a concertina door through to the **Kitchen**.

The **Kitchen** has been recently refitted and comprises a range of wall and base units with rolled edge worksurfaces, 1½ bowl sink with mixer tap, space for American style fridge freezer, integrated electric oven and grill with induction hob. There is tiled flooring, a breakfast table, corner bench seating and a ladder radiator. A door leads to a **Rear Hallway/Entrance** which has tiled flooring with an external door. A door leads into the **Downstairs Shower Room** which is fitted with a shower cubicle, wash hand basin, WC, tiled flooring and splashbacks, and plumbing for a washing machine.

A further door from the **Rear Entrance Hall** leads to a **Store Room** (currently utilised as a **Tack Room**) which has tiled flooring, is fitted with a range of fitted units and houses the hot water tank.





To the **First Floor** the **Landing** has access to the loft space above with a drop down ladder, and leads to **Three Bedrooms**, all with oak topped laminate flooring.

The **Principal Bedroom** has a feature cast iron fireplace and a useful fitted cupboard over the stairwell with light and shelving.



OUTSIDE, OUTBUILDINGS & LAND

To the front of the house there is a garden laid to lawn with a path leading to the front door and on around the side of the property. To the left-hand side a generous driveway provides ample vehicle parking, including space to park a 10.5 tonne horsebox if required.



The rear gardens are also laid to lawn, with raised beds and a patio seating area.

There are **Two Garden Sheds** and a **Greenhouse**.

The **Timber Stable Block** comprises a **Hay/Feed Store** and **Three Stables** on a concrete yard with a fenced corral area. There is solar lighting to the outbuildings and an outside water supply.



Beyond the buildings there is a **Grazing Paddock**, with a **Further Paddock** to the left-hand side of the plot.



IN ALL APPROX. 0.7 ACRE
(About 0.3 Hectare)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

FENLAND DISTRICT COUNCIL

SERVICES

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

TENURE Freehold

ENERGY RATING D

COUNCIL TAX A

DIRECTIONS

From the A47 Oversley Lodge roundabout take the first exit onto the Thorney Bypass (A47) and continue for approx. ½ mile. At the next roundabout, take the second exit, remaining on the A47 for a further 2 miles. At Newcut roundabout take the second exit onto Wisbech Road (A47) and continue for approx. 5 miles, then turn left onto Gull Road (B1187) and then turn right, remaining on Gull Road. This then becomes High Road. Turn right off High Road onto Mouth Lane. Follow Mouth Lane, which then becomes North Brink, and the property is on the right-hand side.

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Rural Scene have visited 4 CLARKS COTTAGE 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.