

YORK HOUSE 101 Croft Road, Upwell, Wisbech, Cambridgeshire PE14 9HQ

Price Guide £1,250,000



- Spacious Five Bedroom Detached Family Home

- Set in Just Over 6 Acres ● Level Post and Railed Paddocks

- Ideal Equestrian Property with American Style Barn with Internal Stables, Manège & Horse Walker

- Planning Permission to Demolish an Existing Barn and Construct a New Self-Build Dwelling

REF: AR7937 ● Village Location with Open Views ● Offered For Sale with No Upward Chain

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

March 9 miles • Downham Market 9 miles • Chatteris 12 miles • Ely 15 miles

A spacious detached family home located on the edge of a popular village, set in approx. 6 acres with excellent equestrian facilities and planning permission for a separate dwelling.

The sale of York House provides purchasers with the opportunity to acquire a spacious, versatile lifestyle, family residence ideal for equestrian enthusiast. The facilities include an American style barn with Monarch stables, manège, horse walker and post and railed grazing paddocks. There are formal rear gardens and ample off-road parking for multiple vehicles including space for horse box/trailer. The property is only for sale due to the vendor downsizing and having a change of direction.

Planning Permission has been granted for a three bedroom self-build property, by demolition of a current agricultural barn at the top end of the plot, away from the house.

Upwell has a primary school, two pubs, Post Office, shop and fish and chip shop. The towns of March and Downham market offer a wider range of schooling, amenities and facilities.

THE RESIDENCE

A detached residence believed to date from the late 19th century and extended in the 1940's. It benefits from double glazing, oil fired central heating and CCTV. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** leads into an **Entrance Hall** with stairs to first floor, ceramic tiled flooring and **Storage Cupboard** (former pantry) with window to rear and radiator.

A **Shower Room** (wet room style), suitable for a person with limited mobility, with obscure window to rear, low level WC, wash hand basin, walk-in shower area with folding glass enclosure/doors, tiled walls, ceramic tiled flooring and spotlighting to ceiling.

Lounge with bay window to front, open fireplace with cast iron grate, wood surround, tiled insert and hearth and wooden mantel over, wood effect laminate flooring.

Study with window to front and ceramic tiled floor.

Breakfast Kitchen with windows to front and side, a range of solid oak wall, base and display units, granite worksurfaces and granite splash backs, Belfast sink with mixer tap, electric Rangemaster cooker (included in the sale) with extractor hood over, space and plumbing for dishwasher, integral fridge, log-burner on a slate hearth and ceramic tiled flooring. An archway leads to:

Sunroom/Conservatory 12'11 x 7'9 (about 3.9m x 2.4m) open from the kitchen, windows to rear and each side, French doors to rear patio and garden beyond, further door to side and ceramic tiled flooring.

Utility Room with window to rear, French doors to side, built-in pine dresser with cupboard and shelving above, base cupboards, rolled edge worksurfaces, single drainer stainless steel sink and drainer, tiled splash backs, plumbing for washing machine, space for tumble drier, ceramic tiled flooring and space for American style fridge freezer.





First Floor

Part Galleried Landing with window on half landing to rear, doors leading to:

Bedroom One (double) with two windows to front.

Bedroom Two (double) with windows to side and rear.

Bedroom Three (double) window to front and door leading to **Ensuite** having obscure window to side, double shower cubicle with rain shower, wash hand basin in vanity unit, low level WC, heated towel rail.

Bedroom Four (double) windows to rear and side.

Bedroom Five (single) with window to front.

Family Bathroom with obscure window to rear, bath with telephone style mixer tap, wash hand basin in vanity unit, low level WC, part tiling to walls, tiled flooring, heated towel rail, cupboard housing hot water tank.

All of the bedrooms and the landing have wood effect laminate flooring.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached from the road onto a gravelled driveway, with ample parking and turning space to the front of the residence and wrought iron fencing along the front boundary. An access / driveway at the side of the house leads to the rear garden, stables, outbuildings and land. (The double side gates are not included in the sale).

The rear garden is mainly laid to lawn with mature trees, part enclosed by fencing. Adjoining the house and accessed from the sunroom is a paved patio with a canopy over.

There are **Two Timber Sheds** and **Car Port Style Double Bay Building** utilised for storage. There is also a **Chicken Coop and Enclosure**.

Five bar timber gates lead to the equestrian facilities including the following with approx. sizes:

American Style Barn 47' x 34' (about 14.3m x 10.3m) steel framed, timber clad on a concrete base with power and light, water supply and CCTV, incorporating: **Seven Monarch Stables**, Four measuring 12'1 x 12' (about 3.6m x 3.6m), **Two** measuring 12'1 x 11'11 (about 3.6m x 3.6m) and **One** measuring 12'1 x 8'5 (about 3.6m x 2.5m). Two of the stables have split / pony doors. The stables have rubber matting (available by separate negotiation if required).

Four Bay Horse Walker with rubber crumb trackway / surface.

Manège c.40m x 20m with LED flood lighting and a granule surface.





The Land lies to the rear of the house and adjoins the outbuildings and stables. It comprises mainly level productive pastureland enclosed by post and rail fencing, hedging and trees.

There are **Ten Post and Rail Paddocks** and over the past couple of years, the fencing has been replaced and electric fencing added. The electric fencing and energisers can be available by separate negotiation if required. There is a water supply (tap) to the first paddock. The vendor then runs a hose to the other paddocks.

Two 20 ft Shipping Containers with windows and doors, they have been insulated, plaster boarded, have power and lighting and externally clad in cedar to give a rustic look. The containers are back-to-back and can be accessed from either end, one is currently used a tack room and the other currently used for storage. They offer great scope to develop further as a workshop, art studio, gym, office or bar, etc.

Further Outbuildings (some semi derelict) include:

Former Pigsties and Stables on a concrete base measuring c.100' x 40' (about 30.4m x 12.2m).

Agricultural Barn c.33' x 26' (about 10.2m x 7.9m) with power.

These further outbuildings are located to the rear of the field (to the base of the plot) and would form the basis of the below:

Planning Permission was granted for a self-build by demolition of current agricultural barn located at the base of the plot and construction of new self-build three bedroom dwelling with formation of new access via Back Drove. Approval for an access by means of a Culvert to be built to gain access out into Back Drove which is an unmade road, making it ideal for hacking out from the property. Details available at Kings Lynn and West Norfolk planning portal. Planning Ref:25/00270/F

This could provide the opportunity for development, multi-generational living, rental income, etc.

(The vendor may place an uplift clause with regards to any future residential development; this would be circa 20% for 25 years. Any further details of this can be obtained from the vendors' solicitor at a latter stage).

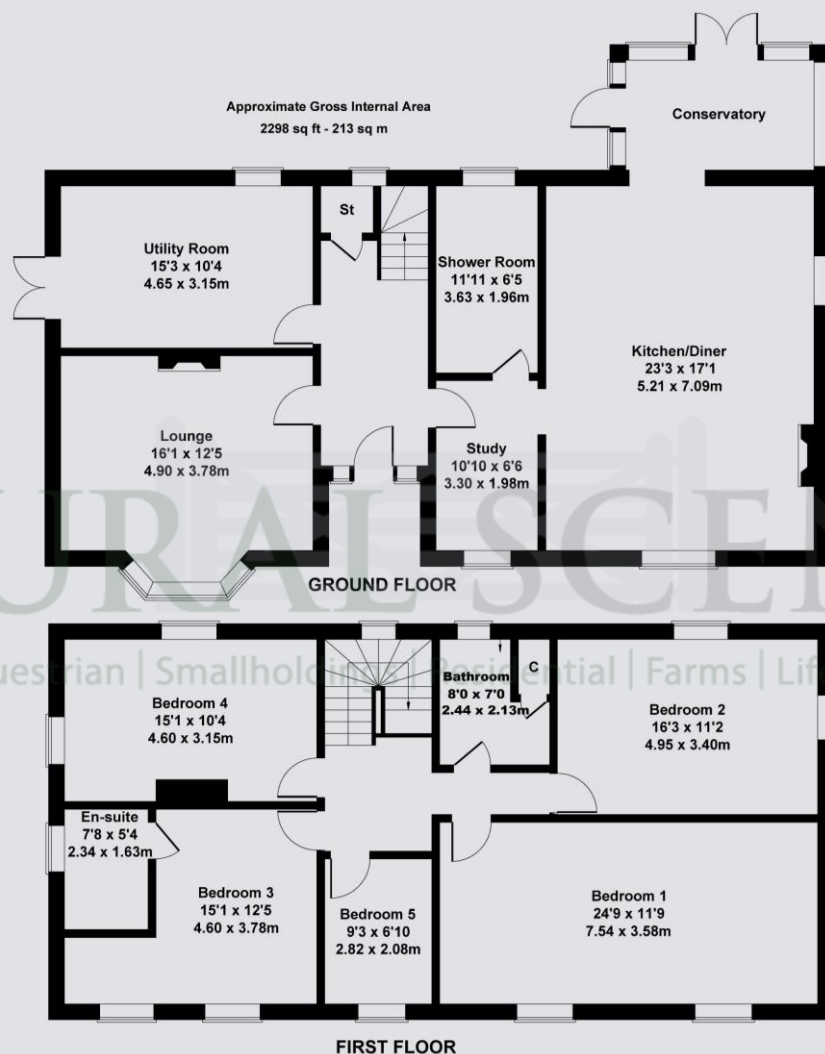
NB The vendor may be prepared to sell the property without this plot being included, if someone wanted to buy the main residence and equestrian facilities for a lesser price.

IN ALL APPROX. 6 ACRES
(About 2.4 Hectares)

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

KINGS LYNN 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** D

DIRECTIONS

From March take the B1099 and at the t-junction turn left onto the B1098. Follow this road into Upwell and at the t-junction turn left. York House will be found after a short distance on the left-hand side identified by our for sale board.

what3words /// hurry.foreheads.revolting

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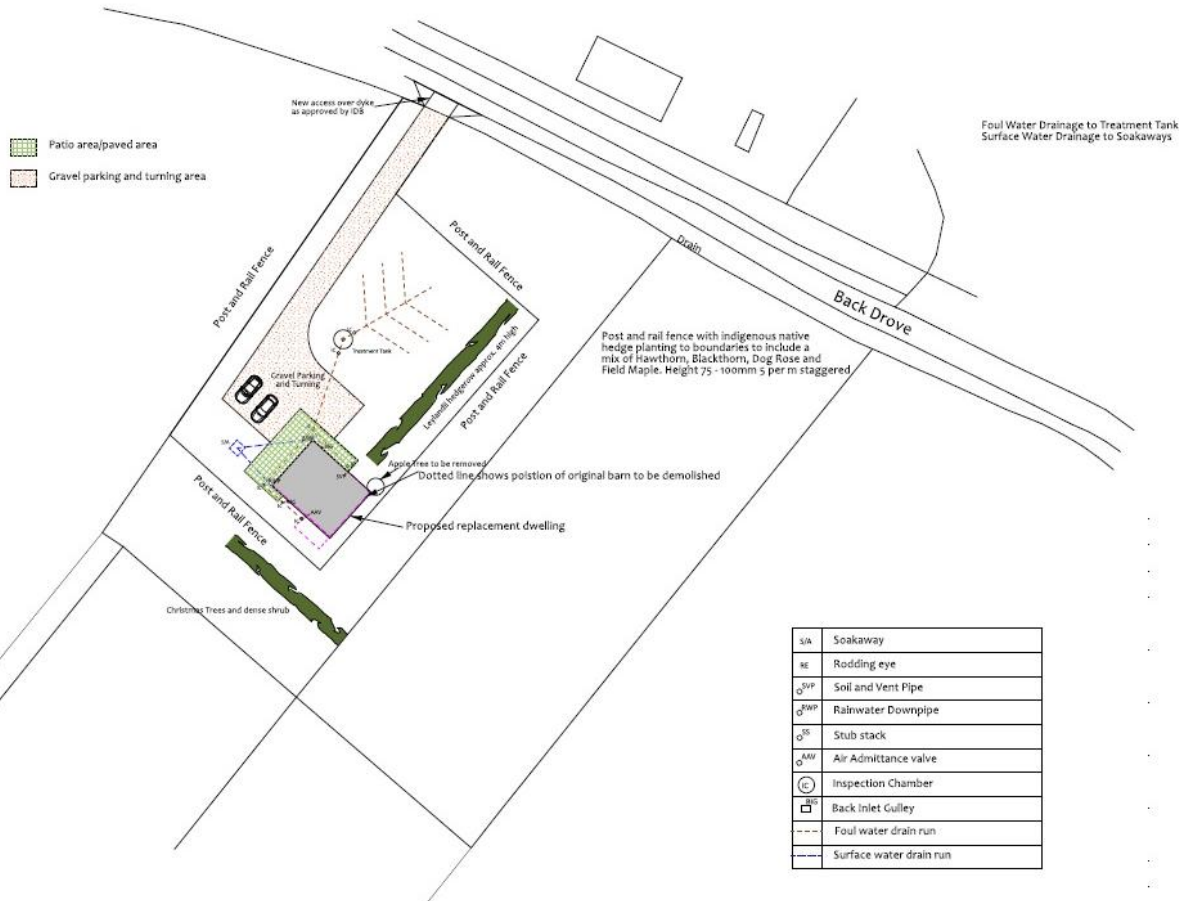
01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

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 **York 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.

Proposed Site Plan

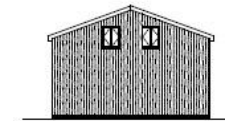
Proposed Elevations



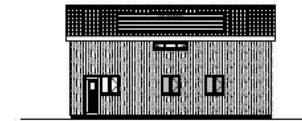
Side Elevation



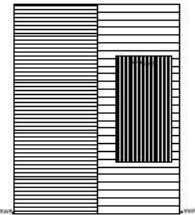
Front Elevation



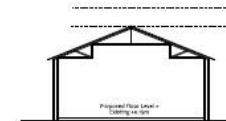
Side Elevation



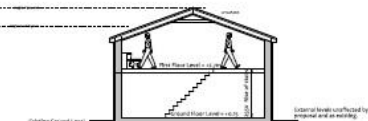
Rear Elevation



Roof Plan



Site Section - As Approved Dwelling



Site Section - As Proposed