

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

Price Guide £945,000



- Spacious Five Bedroom Detached Family Home
- Set in Just Over 4 Acres ● Level Post and Railed Paddocks
- Ideal Equestrian Property with American Style Barn with Internal Stables, Manège & Horse Walker
 - Village Location with Open Views
- Offered For Sale with No Upward Chain

REF: AR7937

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. 4 acres with excellent equestrian facilities.

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.

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.

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.

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

The **Breakfast Kitchen** has 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 a **Sunroom/Conservatory** with 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 with rolled edge worksurfaces, single drainer stainless steel sink, tiled splash backs, plumbing for washing machine, space for tumble drier, ceramic tiled flooring and space for an American style fridge freezer.





To the **First Floor**, which has wood effect laminate flooring throughout, a **Part Galleried Landing** with a window, has doors leading to **Four Double Bedrooms**, one of which has an **Ensuite Shower Room** with window to side, double shower cubicle with rain shower, wash hand basin in vanity unit, low level WC and heated towel rail. **Bedroom Five** is a single room with a window to the front.

The **Family Bathroom** has an 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 and a cupboard housing the hot water tank.

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 a **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.

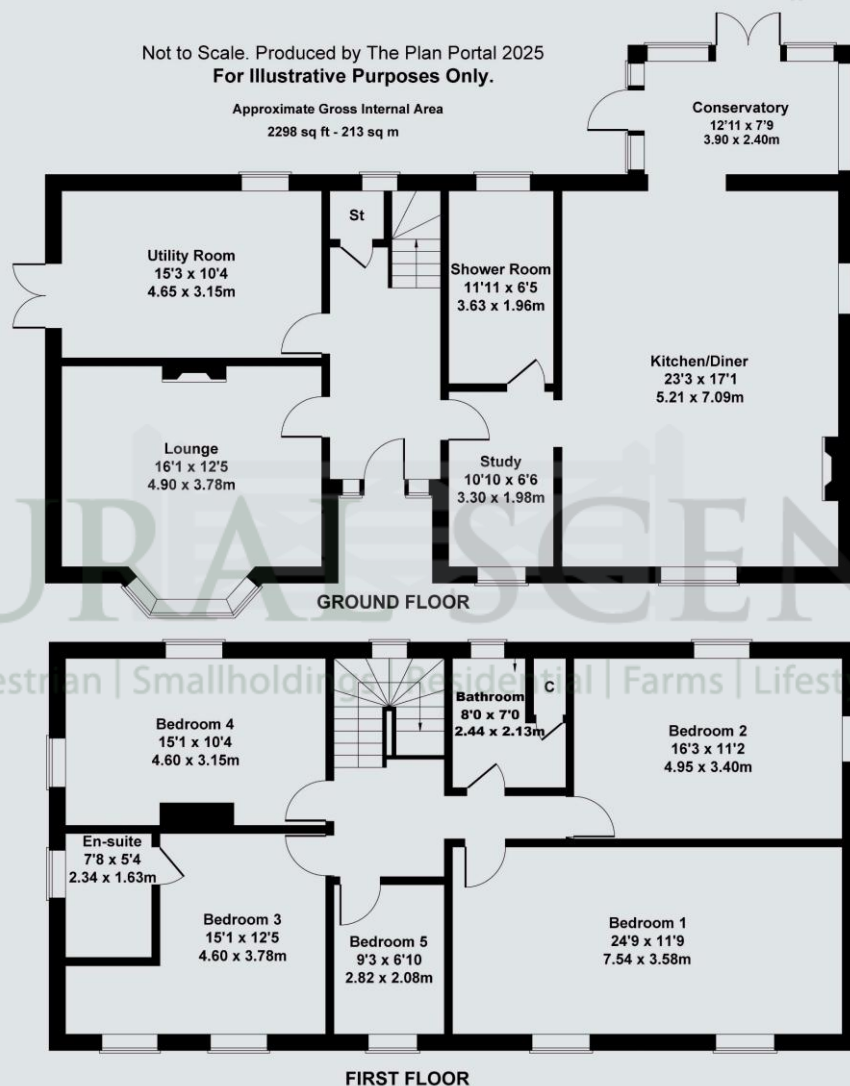
The Land lies to the rear of the house and adjoins the outbuildings and stables. It comprises mainly level productive pastureland enclosed by post and rail fencing, hedging and trees. Over the past couple of years, the fencing has been replaced and electric fencing added. The electric fencing and energisers 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, have been insulated, plaster boarded, have power and lighting and are 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.

IN ALL APPROX. 4 ACRES
(About 1.6 Hectares)

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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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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.