



**Old Coach House, Folgate Lane, Walpole St. Peter,
Wisbech, PE14 7HS**

welcome to

Old Coach House, Folgate Lane, Walpole St. Peter, Wisbech

Located in the village of Walpole St Peter is this extremely well presented former public house with spacious accommodation. Viewing highly recommended.



Double Glazed Entrance Door To

Entrance Hall

Radiator, wood effect laminate floor, storage cupboard

Lounge

20' 3" max x 12' 7" max (6.17m max x 3.84m max)
Double glazed window, two radiators, double doors to:-

Garden Room

10' 10" x 8' 11" (3.30m x 2.72m)
UPVC and brick construction, ceramic tiled floor, radiator, double doors to rear

Family Room

12' 10" x 8' 9" (3.91m x 2.67m)
Double glazed window, radiator, two built-in cupboards

Dining Area

10' 10" x 10' 8" (3.30m x 3.25m)
Double glazed window, radiator, storage cupboard, opening to:-

Kitchen Area

9' 11" x 10' 11" max (3.02m x 3.33m max)
Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in double oven, built-in microwave, electric hob, extractor over, integrated slim-line dishwasher, space for washing machine and fridge freezer, double glazed window

Inner Hallway

Stairs to first floor, radiator, door to:-

Rear Lobby

Storage cupboard, ceramic tiled floor, radiator, double glazed door to rear

Shower Room

Walk-in double shower cubicle, low level WC, wash hand basin, ceramic tiled floor, part tiled walls, double glazed window, radiator

First Floor Landing

Loft access

Bedroom One

11' x 10' 10" to fitted wardrobes (3.35m x 3.30m to fitted wardrobes)
Two double fitted wardrobes, double glazed window, radiator

Bedroom Two

10' 11" x 12' 7" into recess (3.33m x 3.84m into recess)
Storage cupboard, double glazed window, radiator

Bedroom Three

12' 8" x 9' 1" (3.86m x 2.77m)
Double glazed window, radiator

Bedroom Four

10' 5" x 5' 9" (3.17m x 1.75m)
Part sloping ceiling, double glazed window, radiator

Bathroom

8' 11" Max x 6' 5" Min (2.72m Max x 1.96m Min)
Corner bath with electric shower over and shower screen, low level WC, wash hand basin, fitted mirror, radiator, double glazed window, part tiled walls

Outside

To the front is a gravel drive which leads to a detached garage with electric roller door, power and light. The rear garden is beautifully maintained and a generous size and is laid mainly to lawn with established shrubs and plants.



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welcome to

Old Coach House, Folgate Lane, Walpole St. Peter, Wisbech

- Popular Village of Walpole St Peter
- Detached Former Public House
- Four Bedrooms
- Three Reception Rooms
- Two Bathrooms

Tenure: Freehold EPC Rating: F

£350,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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