



**School Road, Marshland St. James Wisbech PE14 8EY**



**Welcome to**

## **School Road, Marshland St. James Wisbech**

GREAT SPACE, GREAT LOCATION, GREAT POTENTIAL! You have to see this to fully appreciate the quality and character of this bespoke, family home located in the popular village of Marshland St James! This beautiful home has so much to offer, being a former public house of the village, there are quirky spaces that lend themselves to huge potential. There are currently multiple reception rooms from the main lounge, library, a dining room, kitchen, garden room, large utility room, ground floor bedroom, ground floor shower room and a separate ground floor cloakroom. Moving upstairs are 3 double bedrooms, one of which has access to a loft room that could be a great hideaway for a kids room, the master bedroom offering an ensuite shower room plus a family bathroom to complete the accommodation. Outside the property a generous driveway providing off road parking for multiple cars, a detached double garage that has recently been built, a courtyard area to the front providing views across open fields and an enclosed, landscaped garden that has gated access and has fields to the side & rear. The whole property oozes quality and offers an individually built living space that does not conform to a standard modern box, but a real characterful home with a decent bit of history! Don't delay, avoid disappointment and arrange your viewing TODAY!





**Ground Floor**



**First Floor**

**Entrance Porch**

**Lounge Area**

24' x 12' 8" Max ( 7.32m x 3.86m Max )

**Library**

11' 1" x 14' ( 3.38m x 4.27m )

**Kitchen Area**

11' 11" x 11' 5" ( 3.63m x 3.48m )

**Dining Room**

17' x 11' ( 5.18m x 3.35m )

**Inner Hall**

**Utility Room**

23' 1" x 20' 6" Max ( 7.04m x 6.25m Max )

**Pantry**

6' 10" x 7' 3" ( 2.08m x 2.21m )

**Garden Room**

15' 3" x 10' 10" ( 4.65m x 3.30m )

**Ground Floor Shower Room**

5' 9" x 10' 9" ( 1.75m x 3.28m )

**Cloakroom**

**Ground Floor Bedroom (bed 4)**

11' 10" x 11' ( 3.61m x 3.35m )

**1st Floor Landing**

**Master Bedroom**

10' 3" x 12' 4" Max ( 3.12m x 3.76m Max )

**Ensuite**

6' 5" x 10' 5" ( 1.96m x 3.17m )

**Bedroom 2**

11' 8" x 12' 8" ( 3.56m x 3.86m )

**Bedroom 3 / Study**

12' 8" x 11' 7" ( 3.86m x 3.53m )

**Family Bathroom**

10' 7" Max x 5' 6" ( 3.23m Max x 1.68m )

**Front & Rear Gardens**

**Double Garage**

24' 5" x 17' 1" ( 7.44m x 5.21m )

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](http://www.focalagent.com)

## Welcome to

### School Road, Marshland St. James Wisbech

- DETACHED CONVERTED FORMER PUBLIC HOUSE
- 4 Double Bedrooms
- Ensuite, Family Bathroom Plus Shower Room
- Multiple Reception Rooms
- Tax Band: E
- Huge Potential for Annex or Work Space
- Detached Double Garage

Tenure: Freehold EPC Rating: E

# £500,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB125993](http://williamhbrown.co.uk/Property/WSB125993)



Property Ref:  
WSB125993 - 0003

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## Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken & Port Area. Continue out of town and proceed to the roundabout with the A47. Take the second exit and continue to the "T" junction. Turn right and proceed along. At the crossroad proceed straight over and the property will be found on your left hand side.



william h brown



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