









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!















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

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)

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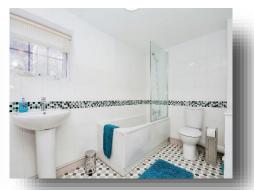
- DETACHED CONVERTED FORMER PUBLIC HOUSE
- 4 Double Bedrooms
- Ensuite, Family Bathroom Plus Shower Room
- Multiple Reception Rooms
- Huge Potential for Annex or Work Space
- **Detached Double Garage**

Tenure: Freehold EPC Rating: E

offers in excess of

£475,000





Directions to this property:

will be found on your left hand side.

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





Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125993



Property Ref: WSB125993 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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