



**Salts Road, West Walton Wisbech PE14 7EJ**



## Welcome to

## Salts Road, West Walton Wisbech

William H Brown is proud to present this lovely Georgian country house, set well back behind wrought iron gates, almost hidden from the road at the end of a curved high hedge and tree lined driveway. The house stands in around 1.3 acres (STS), with lovely features, such as an original part walled garden, lawn tennis court, topiaries and several impressive mature trees with preservation orders (none too close to the house). This property is surprisingly not Listed and has evolved over the years with many historic extensions/alterations. The gross floor area is around 520sqm (5600sqft), but please verify this if it is of importance. With large Georgian windows the house has a spacious light and airy feel. Significant wrap around sandstone and limestone flag patio. History: In the 13th Century the quite remarkable St Mary's Church with its detached bell tower was constructed by the Lewes Priory. The area of the village where the property stands was known as the West Walton Lewes until recently. The property was built in C1785 as a rectory for the church. A second rectory in another part of the village was later created in C1820 for a second minister.

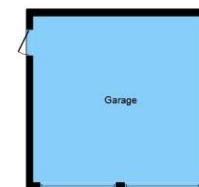




**Ground Floor**



**First Floor**



**Garage**

### **Entrance Hall**

15' 8" x 12' 6" ( 4.78m x 3.81m )

### **Boiler Room**

### **Kitchen**

16' 7" x 13' 7" ( 5.05m x 4.14m )

### **Utility Room**

21' 4" x 9' 1" ( 6.50m x 2.77m )

### **Dining Room**

13' x 20' 4" ( 3.96m x 6.20m )

### **Living Room**

17' 6" x 18' 3" ( 5.33m x 5.56m )

### **Library/Snug**

14' 6" x 20' 7" ( 4.42m x 6.27m )

### **Living Space / Gym**

16' x 24' ( 4.88m x 7.32m )

### **Sun Room**

7' x 17' 3" ( 2.13m x 5.26m )

### **Boot Room / Wc**

8' x 11' 9" ( 2.44m x 3.58m )

### **Studio**

14' 1" x 24' 9" ( 4.29m x 7.54m )

### **First Floor**

### **Bedroom One**

13' 7" x 16' ( 4.14m x 4.88m )

### **En-Suite**

### **Bedroom Two**

13' 9" x 17' 2" ( 4.19m x 5.23m )

### **En-Suite**

### **Bedroom Three**

13' 8" x 17' 7" ( 4.17m x 5.36m )

### **Bedroom Four**

12' 3" x 13' ( 3.73m x 3.96m )

### **Bedroom Five**

9' 2" x 10' 3" ( 2.79m x 3.12m )

### **Bedroom Six**

7' 5" x 9' 6" ( 2.26m x 2.90m )

### **Bathroom**

9' 4" x 6' 5" ( 2.84m x 1.96m )

### **Outside**

### **Double Garage**

18' 8" x 17' ( 5.69m x 5.18m )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**Welcome to**

## **Salts Road, West Walton Wisbech**

- Detached Georgian Country House
- 1.3 Acres (STS)
- 6 Bedrooms
- Beautifully presented inside and out
- Perfect Village Location

Tenure: Freehold EPC Rating: F  
Council Tax Band: G

**£800,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127095](http://williamhbrown.co.uk/Property/WSB127095)



Property Ref:  
WSB127095 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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