



Old Pump House, South Brink, Wisbech PE14 0RZ

Welcome to

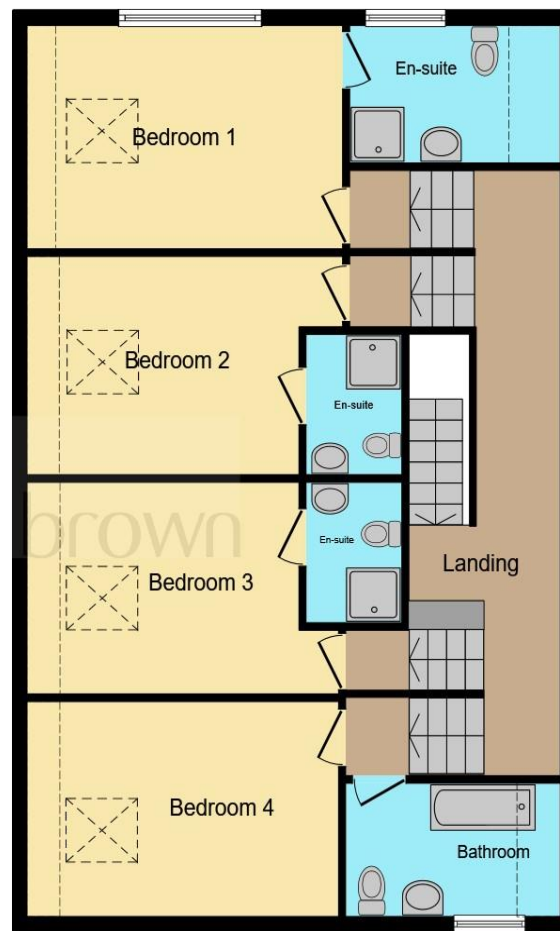
Old Pump House, South Brink, Wisbech

A Unique Grade II Listed Converted Pumping Station - Brimming with Character and Charm. Steeped in history and bursting with character, this exceptional Grade II listed former pumping station built in 1827 which kept Wisbech free from flooding for over 100 years, has been beautifully converted into a truly unique family home. Offering a striking blend of original industrial features and contemporary comforts, the property boasts four spacious double bedrooms - three of which enjoy the luxury of en-suite facilities - along with a stylish family bathroom. Three generous reception rooms provide versatile living and entertaining space, all set against a backdrop of soaring ceilings, exposed beams and thoughtfully preserved period details. Outside, the generous garden captures stunning countryside views, while a large driveway provides ample off-road parking for multiple vehicles. With no onward chain and an abundance of charm rarely found, this one-of-a-kind home offers the perfect opportunity to own a piece of history in a peaceful rural setting.





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

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Dining Room

18' 2" x 9' 1" (5.54m x 2.77m)

Kitchen

14' 9" x 10' 7" (4.50m x 3.23m)

Cloakroom

Family Room

19' 5" maximum x 8' 11" (5.92m maximum x 2.72m)

Lounge

26' 6" x 10' 8" (8.08m x 3.25m)

First Floor Landing

Master Bedroom

15' 5" x 10' 1" (4.70m x 3.07m)

En-Suite

10' 6" maximum x 6' 3" (3.20m maximum x 1.91m)

Bedroom Two

13' 6" maximum x 9' 11" (4.11m maximum x 3.02m)

En-Suite

4' 8" x 6' 1" (1.42m x 1.85m)

Bedroom Three

13' 6" maximum x 9' 2" (4.11m maximum x 2.79m)

En-Suite

4' 8" x 5' 7" (1.42m x 1.70m)

Bedroom Four

15' 2" x 10' 1" (4.62m x 3.07m)

Family Bathroom

10' 6" maximum x 6' 1" (3.20m maximum x 1.85m)

Agents Note: The registered title currently includes a property and area of land that will not be included in the purchase. Arrangements for separation of title will be undertaken during the conveyance. Your conveyancer can make enquiries and guide you in this respect.

Welcome to

Old Pump House South Brink, Wisbech

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Grade II listed Converted Pumping Station
- Four double bedrooms, three with en-suites plus main bathroom
- Three reception rooms
- Far reaching countryside views
- No onward chain

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127190



Property Ref:
WSB127190 - 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.

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.

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the former A47, Nene Quay, signposted Peterborough to the first set of traffic lights and continue straight on. Carry straight on to the A47 roundabout and take the third exit. Proceed along for approximately 1.1 miles and turn left into Crooked Bank where the access to the property is on the right hand side.



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