



Hockland Road, Tydd St. Giles Wisbech PE13 5LF

Welcome to

Hockland Road, Tydd St. Giles Wisbech

Rose Cottage on Hockland Road, Tydd St Giles, is a rare and exciting opportunity for anyone looking to create a dream home or a standout investment project. This property sits on a generous plot and offers immense potential, thanks to its unique layout and versatile condition. The main part of the property is a modern three-bed home with updated kitchen, family bathroom and shower room. There are new carpets/flooring in all but a couple of rooms. Also part of the property is the original cottage, full of character but now in need of refurbishment. The property offers plenty of internal space, a large rear garden and a garage, with plenty of room for expansion (STPP). Large garden to front. With multiple ways to develop, reconfigure or extend, this is a chance to transform a truly unique plot into something special. Set in a peaceful semi-rural location six miles from Wisbech, Rose Cottage offers privacy, space and easy access to nearby amenities and road links. A must-view property to fully appreciate the scale, flexibility, and potential on offer.





Ground Floor



First Floor

Entrance Hall/Reception Room

12' 5" x 15' 6" (3.78m x 4.72m)

Lounge

20' 4" max x 14' 10" max (6.20m max x 4.52m max)

Kitchen

16' 8" x 8' 1" (5.08m x 2.46m)

Conservatory

6' 10" x 13' 5" (2.08m x 4.09m)

Cottage Lounge

Cottage Dining Room

First Floor Landing

Bedroom 1

11' 11" x 14' 11" (3.63m x 4.55m)

Bedroom 2

12' 2" x 7' 10" (3.71m x 2.39m)

Bedroom 3

8' 1" x 8' 8" (2.46m x 2.64m)

Cottage Bedroom 1

Cottage Bedroom 2

Outside

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

Welcome to

Hockland Road, Tydd St. Giles Wisbech

- Three-bedroom property with huge potential
- Modern main home with updated kitchen, family bathroom and shower room
- Two-bedroom original cottage at side for renovation or rebuild
- Large plot with flexible development options
- Detached garage at rear
- Peaceful location close to Wisbech amenities

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£260,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126780



Property Ref:
WSB126780 - 0009

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Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. At the traffic lights follow the road round into Sutton Road and proceed along for approximately 4 miles. Turn left signposted Newton & Tydd St Giles. Continue through the village of Newton and head towards Tydd St Giles. Continue along Church Lane, past the church and follow the road round to the left into Hockland Road



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