



Old Pump House, South Brink, Wisbech PE14 0RZ

Welcome to

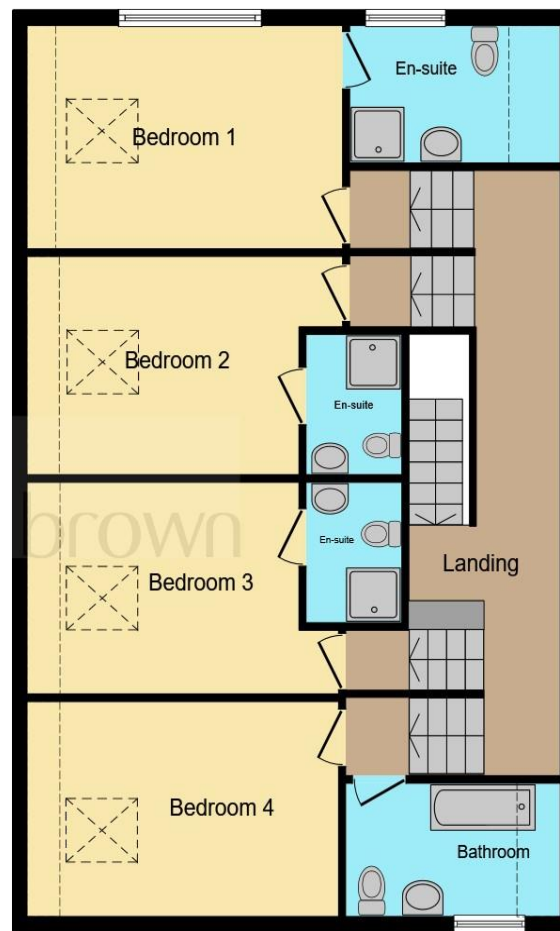
Old Pump House South Brink, Wisbech

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

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.

Agents Note:

'Waste from the property is served by Septic Tank. Contact the branch for more details'
'Heating to the property is served by Oil. Please contact the branch for more details'

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

Old Pump House South Brink, Wisbech

- 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

offers in excess of

£310,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127851



Property Ref:
WSB127851 - 0003

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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