



Sixteen Foot Bank, Christchurch Wisbech PE14 9NJ

Welcome to

Sixteen Foot Bank, Christchurch Wisbech

Welcome to Christchurch Barns, a truly unique three-bedroom detached character property offering space, versatility, and endless potential. Tucked away down a long private driveway, this home sits on just under 2 acres of land, surrounded by open field views and a peaceful rural setting and surrounded by wildlife. The property blends character with modern efficiency, boasting underfloor heating, an integrated kitchen with bi-fold doors opening onto a south-facing rear garden (with foundation for pergola in the middle of a large court yard garden) and two air source heating systems (Independent heating and hot water) supported by 16 owned solar panels. Planning permissions add huge potential: - A triple garage (foundation already in place). Conversion of the attached barn into up to six bedrooms with en-suites. Potential for a large indoor pool and gym within the arched barn. An additional foundation ready for another reception room. potential of up to 10,000 sq feet of living space almost all on ground floor level. This is not a listed building, giving flexibility to develop further. Outside, the land provides plenty of space for lifestyle pursuits, from gardens and leisure areas to animal keeping or equestrian use. A rare chance to secure a character home with both immediate charm and incredible scope for the future.





Lounge

19' 6" x 30' 8" (5.94m x 9.35m)

Kitchen/Diner/Sitting Area

38' 8" x 13' 8" (11.79m x 4.17m)

Utility

9' 5" x 13' 3" (2.87m x 4.04m)

Bedroom 1

15' 7" x 16' 2" (4.75m x 4.93m)

Bedroom 2

13' 9" x 15' 2" (4.19m x 4.62m)

Bedroom 3

9' 2" x 15' 2" (2.79m x 4.62m)

Family Bathroom

Second Family Bathroom

Agents Note:

'There is a easement on the title, please enquire with the branch'. - Access on Driveway.

'Waste from the property is served by septic Tank. Contact the branch for more details'

'Heating to the property is served by Air Source Heating. Please contact the branch for more details'

Agents Note:

The vendor of this property has purchased additional land, held on a separate title to the property, which will be included within the sale. Your conveyancer will take the necessary steps and advise you.

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

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- 3-Bedroom Detached Converted Barn
- Just Under 2 Acres
- Huge Potential: Planning for triple garage, barn conversion to 6 bedrooms, pool potential, with reception rooms such as Cinema room, games room, gym and large vaulted lounge/sitting room with views
- Modern Features such as Integrated kitchen, underfloor heating, bi-fold doors, 2 air source systems, and 16 owned solar panels
- South-Facing Rear Garden
- Accessed via a long tree lined tucked-away drive
- large open plan kitchen with sitting and dinning area plus 2 large bi-fold doors opening into garden

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

£725,000



view this property online williamhbrown.co.uk/Property/WSB127697

Please note the marker reflects the
postcode not the actual property



Property Ref:
WSB127697 - 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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