



**Smeeth Road, Marshland St. James WISBECH PE14 8ES**



## Welcome to

### Smeeth Road, Marshland St. James WISBECH

An exciting opportunity to own a 3 bedroom semi-detached home set on an impressive 1.5 acre plot (STS), located in the sought-after rural village of Marshland St James. Perfect for those seeking a smallholding or equestrian lifestyle, the plot currently houses livestock and features a secure fenced paddock. Inside, the home offers a welcoming lounge, separate dining room, kitchen, and a ground floor bathroom. Upstairs are three spacious bedrooms, ideal for family life. Externally, the property includes multiple outbuildings, a single garage, and a large driveway with space for several vehicles. The surrounding land provides huge potential for animal keeping, gardening, or hobby farming. A truly versatile plot in a quiet village setting-this is country living at its best. Book your viewing today to explore the lifestyle on offer!





**Ground Floor**



**First Floor**

### **Lounge**

12' 1" x 10' ( 3.68m x 3.05m )

### **Dining Room**

13' x 13' 1" ( 3.96m x 3.99m )

### **Kitchen**

7' 11" x 7' 1" ( 2.41m x 2.16m )

### **Downstairs Bathroom**

### **Bedroom 1**

12' 2" x 10' 1" ( 3.71m x 3.07m )

### **Bedroom 2**

8' 2" x 13' 2" ( 2.49m x 4.01m )

### **Bedroom 3**

7' 11" x 10' 1" ( 2.41m x 3.07m )

### **Agents Notes:**

\* 'There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch'

\* 'Heating to the property is served by Electric and Oil with Log Burner. Please contact the branch for more details'

### **Agents Note:**

The property is not yet registered at Land Registry we are advised this will be undertaken during the conveyance in preparation for completion. The land that is offered, is registered with Land Registry and therefore held on its own title. Your conveyancer will take the necessary steps and advise you accordingly. These details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

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](http://www.focalagent.com)

## Welcome to

### Smeeth Road, Marshland St. James WISBECH

- 3 Bedroom Semi-Detached House
- Approx. 1.5 Acre Plot (STS)
- Smallholding with Equestrian Potential
- Currently Housing Livestock
- Lounge, Dining Room & Kitchen
- Outbuildings & Single Garage
- Ample Driveway Parking
- Rural Location - Marshland St James

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

## £300,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127518](http://williamhbrown.co.uk/Property/WSB127518)



Property Ref:  
WSB127518 - 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.

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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