



Three Holes, Wisbech, PE14 9JW

**CHEFFINS**

## Three Holes, Wisbech, PE14 9JW

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  4

**Guide Price £750,000**

- Substantial Converted Coach House
- Grade II Listed
- 6 Double Bedrooms (4 with Ensuites)
- Substantial Kitchen/Dining/Family Room
- Separate Lounge
- Utility & Ground Floor Bathroom
- Plot of Approx One Acre (sts)
- Freehold / Council Tax Band N/A Currently as Used as a Holiday Let

A beautifully converted Grade II Listed former coach house, situated within a plot of approximately an acre (sts), offering extensive accommodation of over 2,700 square feet and a number of attractive character features. No upward chain.

Accommodation comprises on the ground floor, entrance hall, spacious kitchen/dining/family room, utility, bathroom, lounge, together with double bedroom and ensuite wet room. On the first floor there are 3 double bedrooms all with ensuites and on the second floor there are 2 further double bedrooms and a shower room.

Outside there is an extensive driveway and gardens. To fully appreciate the extent of accommodation and character of this beautiful property, a viewing is highly recommended.





## ENTRANCE HALL

With timber and glazed door, together with full height glazed screens to front aspect, stairs to first floor, under floor heating.

## KITCHEN / DINING / FAMILY ROOM

Kitchen area with a range of modern wall and base level storage units and drawers, together with oak work surfaces, ceramic sink unit and drainer, space for range style oven and extractor canopy, plumbing for dishwasher, window to front aspect, breakfast bar, under floor heating.

Dining/family area with vaulted and beamed ceiling, French doors and glazed screens to patio garden, window to rear aspect, under floor heating.

## UTILITY

With door to rear aspect, base level storage units with work surfaces and stainless steel sink unit and drainer, plumbing for washing machine, wall mounted boiler.

## BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled bath, heated towel rail.

## LOUNGE

With brick fireplace with oak bressumer and cast iron wood burning stove, 2 feature arched windows and large arched picture window providing an attractive view, under floor heating.

## GROUND FLOOR BEDROOM (4)

With window to front aspect, large picture window to side aspect giving an attractive view, beamed ceiling, under floor heating.

## WET ROOM

With low level WC, wash basin, shower.

## FIRST FLOOR LANDING

With window to front aspect with window seat, beamed ceiling, stairs to second floor, built-in storage cupboard.

## BEDROOM 1

With 2 windows to rear aspect and feature arched window to side aspect giving attractive views, beamed ceiling, fitted wardrobe, 2 radiators.

## ENSUITE

With feature arched window to side aspect, pedestal hand wash basin, low level WC, shower cubicle, heated towel rail.

## BEDROOM 2

With windows to front and rear aspects, beamed ceiling, radiator.

## ENSUITE

With shower cubicle, low level WC, pedestal hand wash basin, heated towel rail.

## BEDROOM 3

With windows to front and rear aspects, beamed ceiling, radiator.

## ENSUITE

With shower cubicle, pedestal hand wash basin, low level WC, heated towel rail.

## SECOND FLOOR LANDING

With radiator.

## BEDROOM 5

With window to side aspect, beamed ceiling, radiator.

## BEDROOM 6

With window to side aspect, beamed ceiling, radiator.

## SHOWER ROOM

With shower cubicle, pedestal hand wash basin, low level WC, heated towel rail.

## OUTSIDE

The property has a plot of approximately one acre (sts) with a driveway providing extensive parking and the remaining garden being a combination of sheltered patio and lawn.

## AGENT NOTES

Tenure - freehold  
Council Tax Band - currently used as a holiday let so due to current use, business rates are currently payable and a review of the council tax banding will be necessary once the property is used as a private dwelling  
Property Type - detached  
Property Construction - standard  
Number & Types of Room - Please refer to the floorplan  
Square Footage - 2733 according to the floorplan  
Parking - driveway

## Utilities / Services

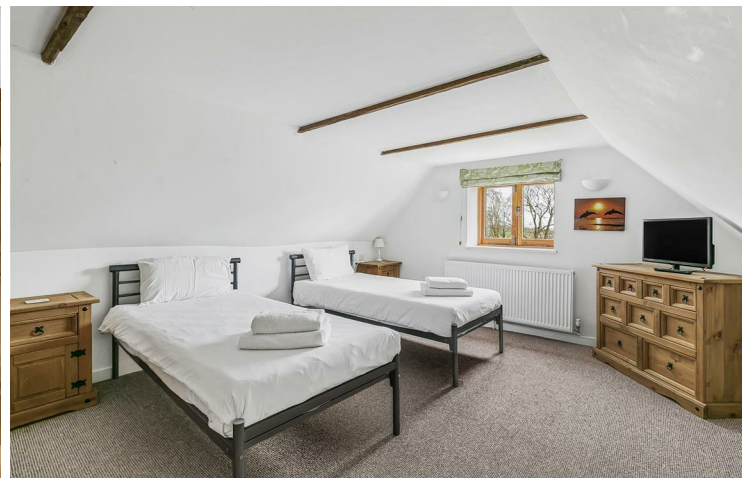
Electric Supply - mains  
Gas Supply - LPG/Calor  
Water Supply - mains  
Sewerage - septic tank  
Heating sources - LPG to radiators  
Broadband Connected - no  
Broadband Type - standard (2 Mbps) and ultrafast (1000 Mbps) are indicated to be available within the area, highest download speeds in brackets - information sourced from ofcom.org.uk  
Mobile coverage - indicated to be 'good' with 1 of 4 of the main providers checked - information sourced from ofcom.org.uk  
Listed - grade 2

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

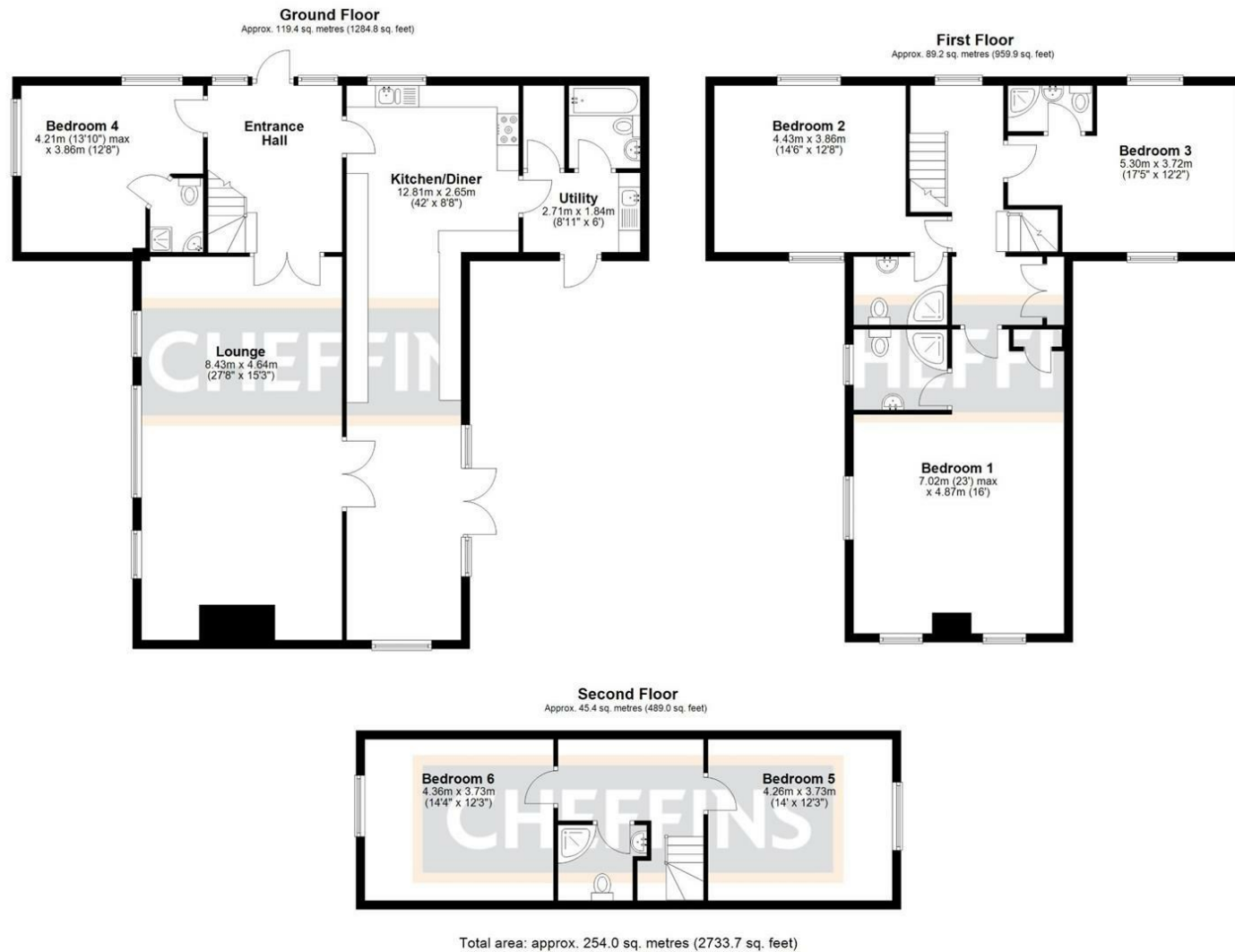






Guide Price £750,000  
Tenure - Freehold  
Council Tax Band - Exempt  
Local Authority - Kings Lynn & West Norfolk





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