



Wisbech, PE14 9JW

CHEFFINS

Three Holes, Wisbech, PE14 9JW

- Grade II Listed Detached Home
- 9 Bedrooms (2 Ensuite) & 3 Further Bath/Shower Rooms
- 4 Reception Rooms
- Substantial Kitchen / Dining Room
- Second Floor Living Room with Kitchenette
- Grounds of Approx 3.5 Acres (sts)
- Additional Land Available Separately
- No Upward Chain
- Freehold / Council Tax Band TBC / EPC Rating Not Required

Lode Hall is a substantial detached Grade II Listed Georgian farmhouse which has been in the same family for over 100 years. Once a working farm, the Hall is now a family home offering extensive accommodation of over 4,700 square feet, many original features and set within a plot of approximately 3.5 acres (sts). Accommodation comprises on the ground floor, entrance porch and hall, drawing room, morning room, family room, dining room, spacious kitchen/dining room, side lobby, cloakroom, utility, together with shower room and 2 adjoining rooms which could be used as ground floor bedrooms. On the first floor there is the family bathroom, 4 bedrooms including a superb master suite with large ensuite bathroom. On the second floor there are 3 further double bedrooms living room opening into kitchenette and bathroom. Outside the property sits within mature grounds with parkland type front and rear gardens and an extensive driveway.

There is the potential to purchase additional land by separate negotiation and the property is offered for sale with no upward chain.

 9
  2
  5

Guide Price £1,200,000





ENTRANCE PORCH & HALL

With doors to front and rear aspects, stairs to first floor, 2 radiators, door to cellar.

CELLAR

With restricted head height.

FAMILY ROOM

Sash window, brick open fireplace, alcoves with cupboards and shelving, beamed ceiling, exposed timber floor, door to secondary staircase, radiator, opening to:

DINING ROOM

With sash windows with shutters, exposed timber floorboards, shelved cupboard, radiator.

KITCHEN / DINING ROOM

With a range of modern wall and base level storage units and drawers, together with ceramic sink unit and drainer, range oven with extractor canopy, island unit with oak top, storage cupboards and drawers, two dishwashers, fridge/freezer, 2 windows and French doors to garden, 2 radiators.

SIDE HALL

With doors to front and rear aspects, radiator.

CLOAKROOM

With low level WC, pedestal hand wash basin, window, radiator.

UTILITY

With butler sink, base units and oak work tops, window, shelving, boiler, radiator.

DRAWING ROOM

With sash windows with shutters, feature marble open fireplace, exposed timber floorboards, 2 radiators.

MORNING ROOM

With sash window and shutters, tiled fireplace, radiator, door to:

INNER HALL

WET ROOM

With low level WC, wash basin, window, heated towel rail.

GROUND FLOOR BEDROOM 1

With windows onto garden, radiator. Door to:

GROUND FLOOR BEDROOM 2

With windows onto garden, sealed fireplace, cupboards, radiator.

SPLIT LEVEL LANDING

With stairs to second floor.

BATHROOM

With suite comprising low level WC, wash basin with storage cupboard beneath, bath and shower, 3 windows, radiator.

BEDROOM 1

With sash windows with shutters giving an attractive view across the garden, cast iron fireplace (not used) with alcove storage cupboards, radiator.

ENSUITE

A superb room comprising freestanding roll top bath, large walk-in shower, oak vanity unit with 2 side-by-side ceramic basins, high level WC, cast iron fireplace (not used), sash window with shutters with an attractive view across the garden and countryside beyond, radiator.

BEDROOM 2

With sash window with shutters and an attractive view across the garden, fitted wardrobes, cast iron fireplace (not used), alcove storage cupboard, radiator.

ENSUITE

With shower cubicle, low level WC, vanity unit with wash basin.

BEDROOM 3

With door to secondary staircase, cast iron fireplace (not used), alcove storage cupboards, sash windows with shutters and an attractive view across the garden and countryside beyond.

BEDROOM 4

With sash window with shutters giving an attractive view across the garden, radiator.

SECOND FLOOR LANDING

The second floor provides the opportunity to be used as a separate flat and consists of:

SITTING AREA

With window overlooking the garden, electric heater. Opening to:

KITCHENETTE

With stainless steel sink unit and drainer, base level storage cupboards and work surfaces, window giving an attractive view of the garden. Door to:

BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled bath and shower, shelved storage cupboard, heated towel rail.

BEDROOM 5

With window giving attractive views, electric heater.

BEDROOM 6

With window giving attractive views, electric heater.

BEDROOM 7

With window giving attractive views, electric heater.

OUTSIDE

The property is accessed via a sweeping gravel driveway that arrives at the rear of the house where there is extensive parking. There are parkland style gardens of approximately 3.5 acres (STS) to both front and rear which are predominantly laid to lawn with a wide array of mature trees. The gardens offer attractive views across farmland. There is also a concrete frame of a building which was previously a piggery and could be converted to stabling or a workshop.

The vendors own adjoining farmland which may be available to purchase by separate negotiation.

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 - The property is of standard construction

Number & Types of Room - Please refer to the floorplan

Square Footage - 4,725 according to the floor plan

Parking - driveway

Utilities / Services

Electric Supply - mains and wind turbine

Gas Supply - LPG/Color

Water Supply - mains

Sewerage - septic tank

Heating sources - LPG to radiators

Broadband Connected - yes

Broadband Type - fibre to the property with a speed of

120 Mbps

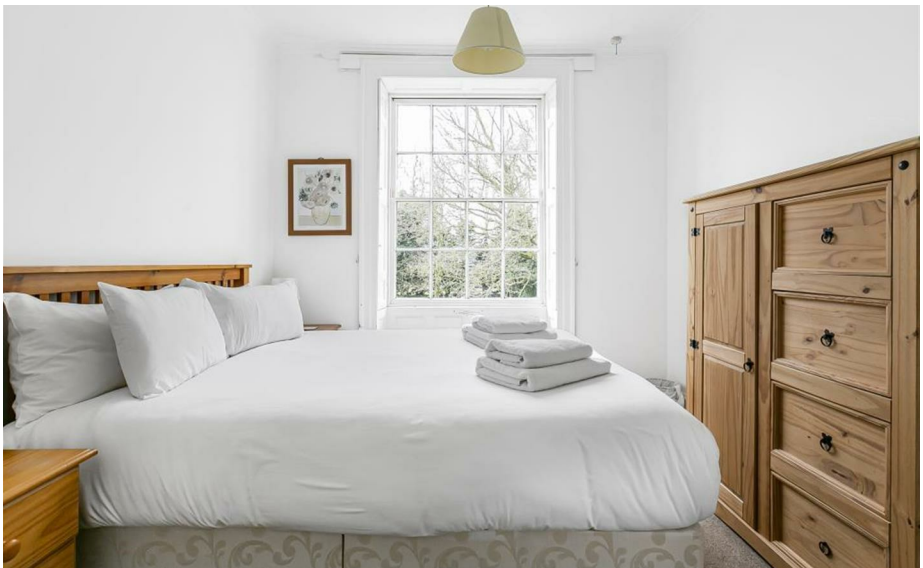
Mobile Signal/Coverage - identified to be 'good' with 1 of 4 of the main providers checked - information sourced from ofcom.org.uk

Listed - Grade II

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.









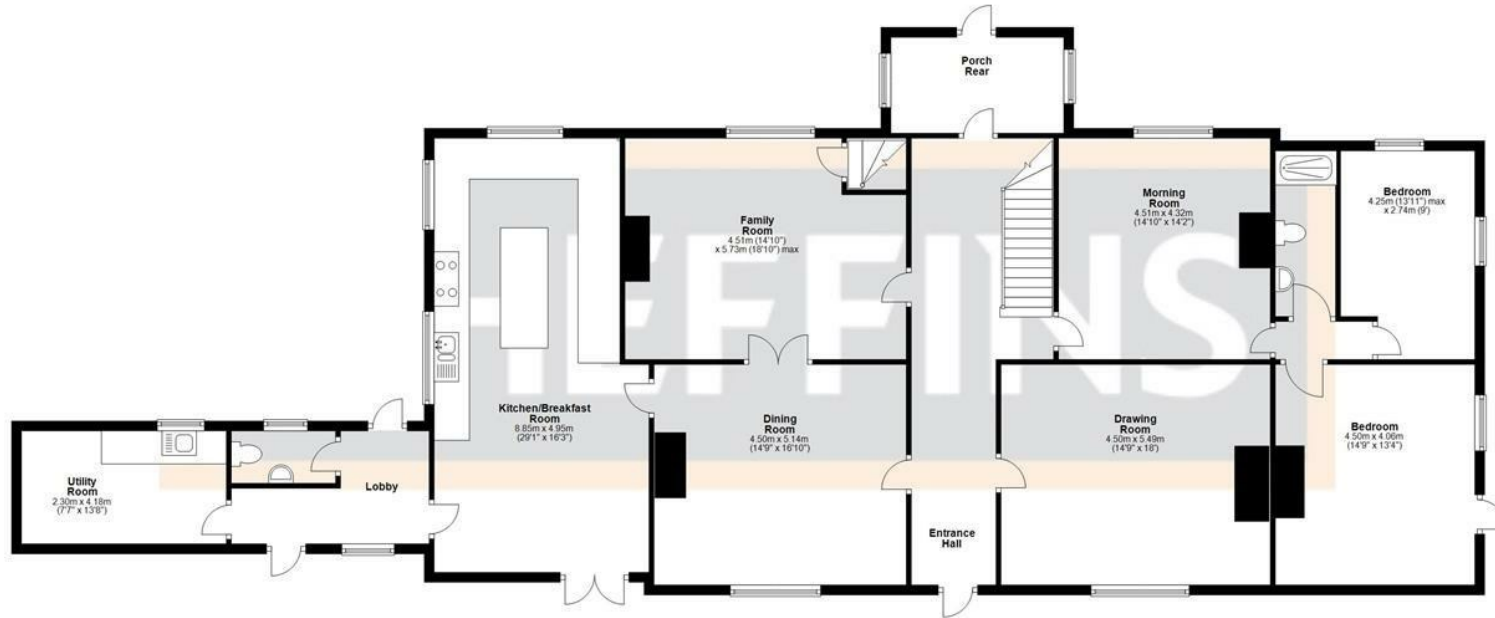


Guide Price £1,200,000
Tenure - Freehold
Council Tax Band -
Local Authority - Kings Lynn & West Norfolk





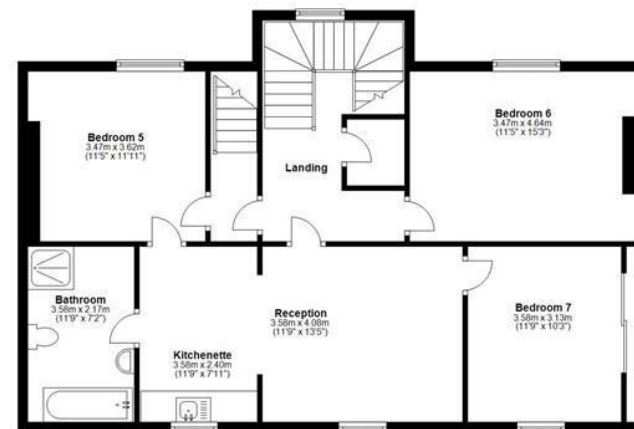
Ground Floor
Approx. 217.4 sq. metres (2345.5 sq. feet)



First Floor
Approx. 129.9 sq. metres (1398.0 sq. feet)



Second Floor
Approx. 91.7 sq. metres (987.5 sq. feet)





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.