



Hundred Foot Bank, Welney, CB6 1UG

**CHEFFINS**



# Hundred Foot Bank

Welney,  
CB6 1UG

- Substantial Detached Home
- Attractive Location Close to Wetland Centre with Stunning Views to Rear
- 4 Bedrooms (1 Ensuite)
- Lounge & Play Room/Study
- Stunning Open Plan Kitchen, Dining & Living Room
- Triple Garage with Rooms Above
- Yard with Barns
- Plot of Approx 1 Acre (sts)
- Freehold / Council Tax Band D / EPC Rating B

Located within a most attractive setting close to the Welney Wetland Centre with stunning views to the rear across Lady Fen, this substantial family home offers extensive accommodation, triple garage with rooms above, yard and barns, comprising a plot of approximately 1 acre (sts). Accommodation comprises entrance hall, cloakroom, lounge with feature fireplace, play room/office, superb open plan kitchen and dining room opening into a living area with vaulted ceiling with full-height glazing providing a stunning view of the surrounding countryside, utility and 4 bedrooms with the master having an ensuite and a family bathroom. The rear garden backs onto the Wetland Centre which encourages an abundance of different varieties of birds and wildlife including Marsh Harriers, Cattle Egrets, Cranes and Chinese Water Deer, whilst one of the barns on the property plays host to its very own Barn Owl!

4 2 3

**Offers In Excess Of £1,000,000**





## ENTRANCE HALL

With vaulted ceiling, velux window, oak staircase with glazed panels, stone tiled floor with under floor heating, cloaks cupboard.

## CLOAKROOM

With low level WC, vanity unit with wash basin, stone tiled floor.

## KITCHEN / DINING / LIVING AREA

Kitchen with stone floor with under floor heating, refitted with a superb range of painted wall and base level storage units and drawers with stone work surfaces, 3 ovens including steam, microwave oven and electric ovens, coffee machine, induction hob with extractor (these are all wi-fi controlled), wine fridge, island with stone top incorporating breakfast bar, undermounted sink, storage units and integrated dishwasher, vaulted ceiling with 3 velux windows, windows to front and side aspects.

Dining area with window to front and rear aspects, stone floor, opening to:

Living area with feature full-height oak framed windows providing wonderful views across the garden and neighbouring Wetland Centre, vaulted roof, air conditioning unit, bi-fold doors to terrace and 2 further double glazed windows.

## UTILITY

With door to rear garden and double glazed window, storage units with oak work surfaces, stainless steel sink unit and drainer, plumbing for washing machine, space for tumble drier, stone floor with under floor heating.

## PLAY ROOM / STUDY

With window to front aspect, built-in cupboard, under floor heating.

## LOUNGE

With windows to side aspect and French doors onto the terrace providing a superb view of the surrounding countryside, feature fireplace with brick exposed chimney breast, oak bressumer and cast iron wood burner, bespoke shelves and cupboards, under floor heating.

## GALLERIED LANDING

With built-in cupboard, radiator.

## BATHROOM

With suite comprising low level WC, wash basin, bath and shower, velux window to rear aspect, heated towel rail.

## BEDROOM 1

With French doors onto Juliet balcony giving stunning views of the surrounding countryside, air conditioning unit.

Separate dressing area with a range of wardrobes and dressing table, radiator.

## ENSUITE

With vanity unit with wash basin, low level WC, shower cubicle, velux window, heated towel rail.

## BEDROOM 2

With window to front aspect, built-in wardrobe, radiator.

## BEDROOM 3

With double glazed window to rear aspect giving superb views of the countryside, access to loft, built-in wardrobe, radiator.

## BEDROOM 4

With window to front aspect, access to loft, built-in wardrobes, air conditioning unit, radiator.

## OUTSIDE

The property is accessed via a timber 5-bar gate which leads

into an extensive gravelled driveway providing ample off street parking. The driveway leads to a triple garage with electric roller shutter doors and automatic lighting. Steps to the side of the garage lead above to 2 rooms with dormer windows which can be used for temporary sleeping accommodation or an office. Gated pedestrian access leads alongside the property where there is a chicken run and vegetable garden and round to the rear where adjoining the house is a raised terrace with steps down onto the lawned garden which adjoins the Wetland Centre and provides the wonderful views of the open countryside.

Also within the driveway there is a modern building consisting of 2 rooms, 1 measuring 26' x 18'10" and is used as a gym and the other measuring 27'5" x 18'10" and is used for general storage. This building offers excellent scope to be converted to an annexe, subject to obtaining planning consent.

Gated access leads into an enclosed yard which contains the following buildings:

3-Bay Open Fronted Barn – 33'9" x 18'  
Cart Lodge – 18' X 19'  
Garage – 18' x 19'  
Hay Store – 24' x 19'  
Open Fronted Barn 1 – 19' x 11'  
Open Fronted Barn 2 – 18'11" x 18'3"

Both of the open fronted barns open into an enclosed paddock.

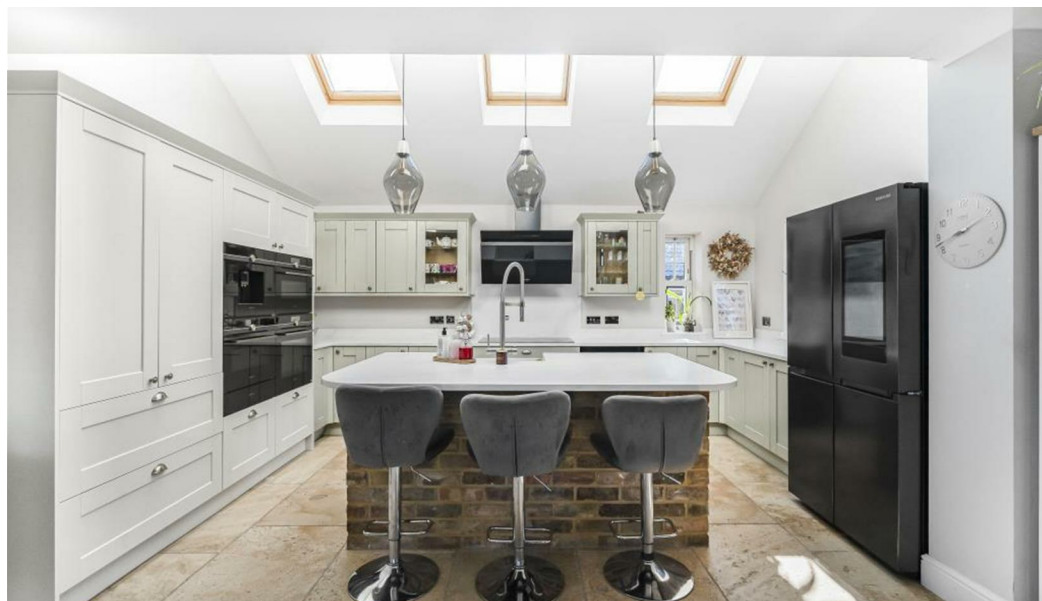
## AGENTS NOTE

The postcode has recently changed to CB6 1UG. For sat nav you may need to use the previous postcode, PE14 9TN.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A	84	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

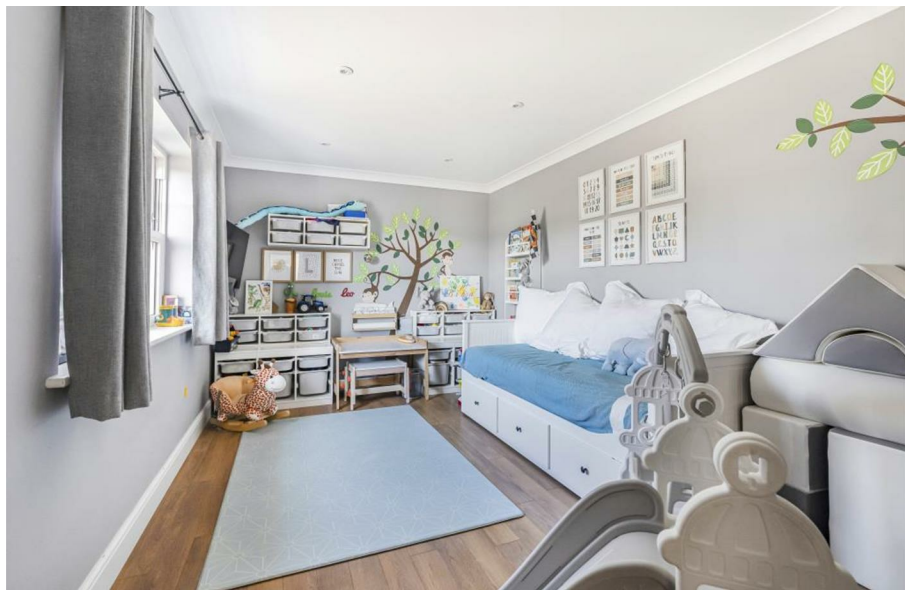


Offers In Excess Of £1,000,000  
Council Tax Band - D  
Local Authority - Kings Lynn &  
West Norfolk

















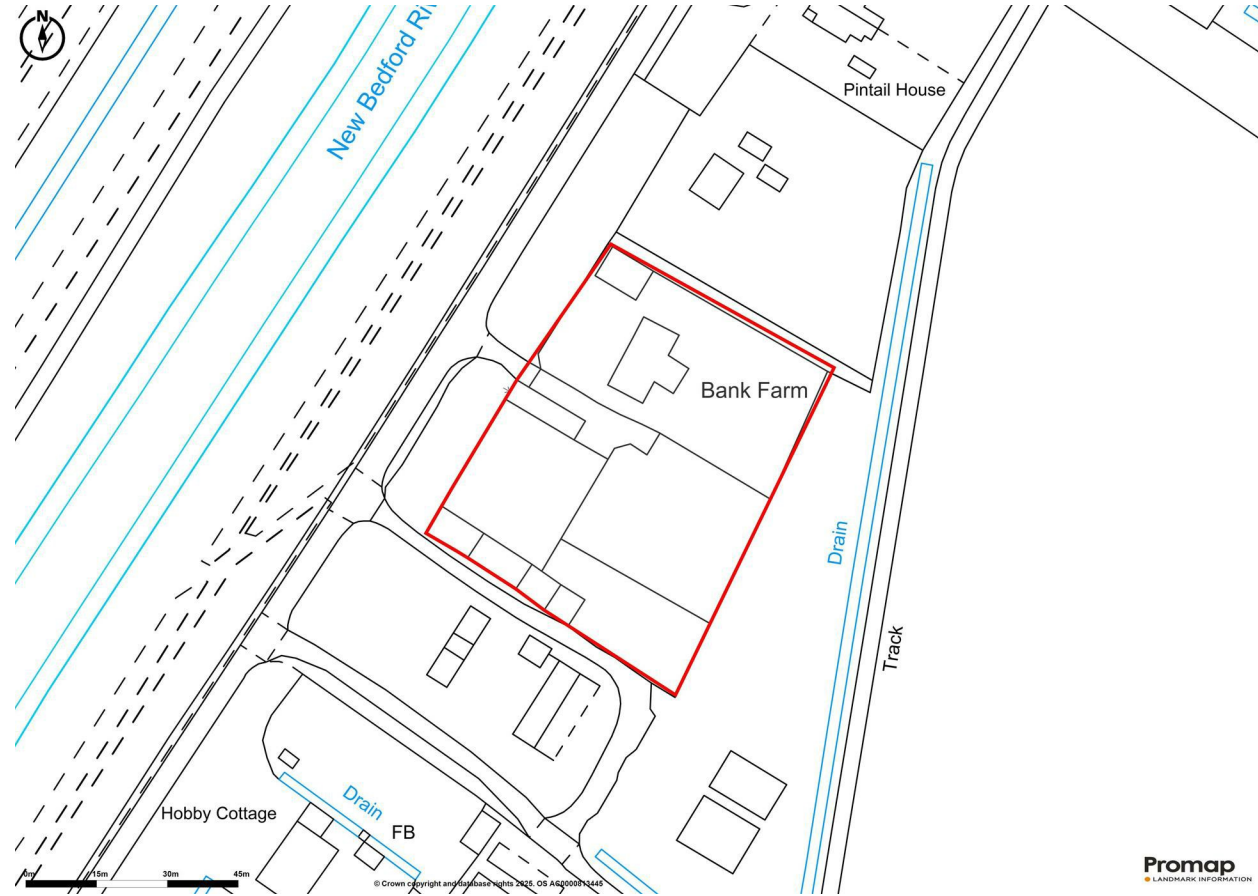












## Approximate Gross Internal Area 6198 sq ft - 576 sq m

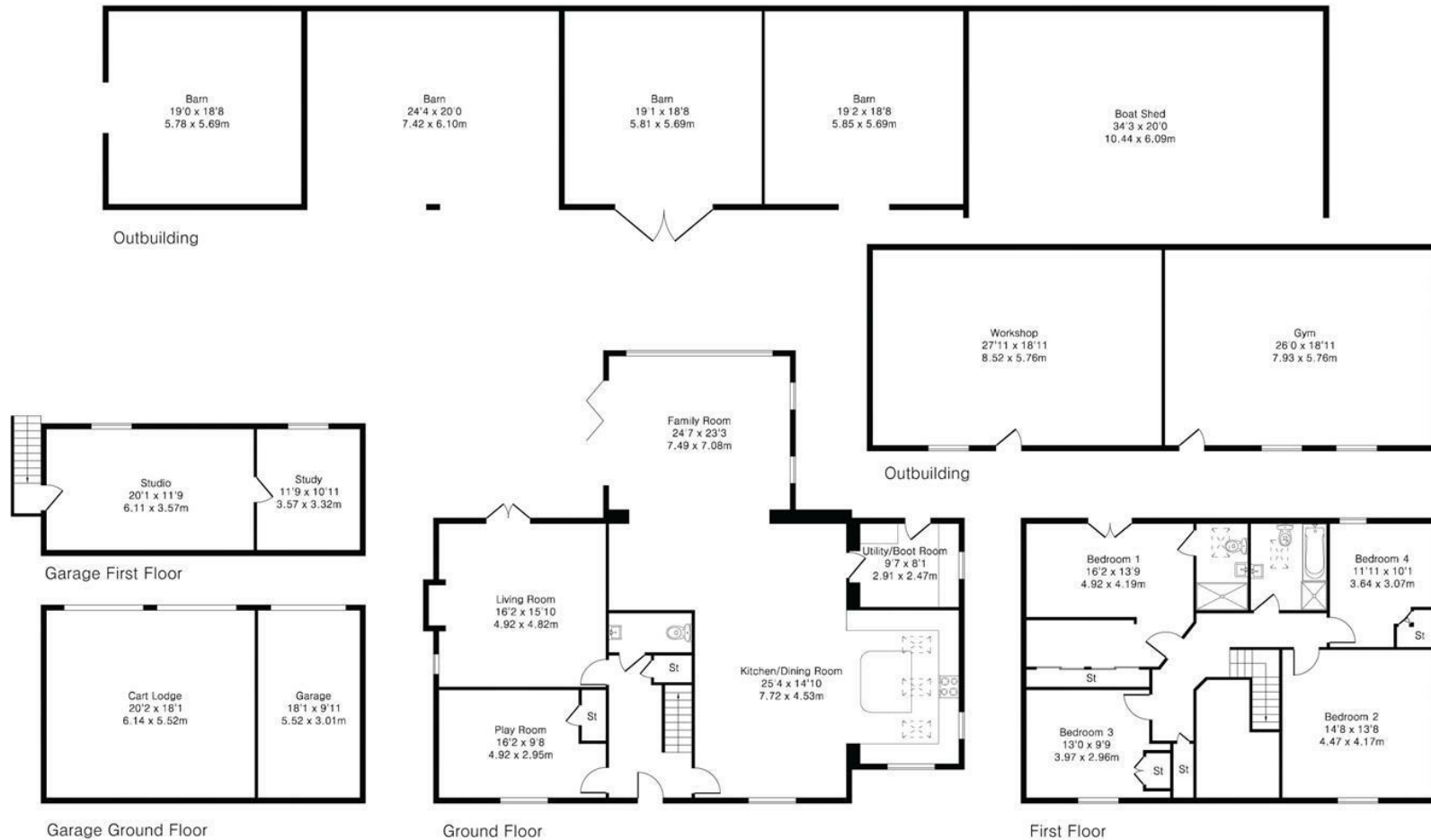
Ground Floor Area 1583 sq ft – 147 sq m

First Floor Area 1044 sq ft – 97 sq m

Garage Ground Floor Area 548 sq ft – 51 sq m

Garage First Floor Area 355 sq ft – 33 sq m

Outbuilding Area 3216 sq ft – 299 sq m



### Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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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.