



Pine Lodge

The Stitch | Friday Bridge | Cambridgeshire | PE14 0HY

FINE & COUNTRY

HOLIDAY LIFESTYLE

A seventies home with so much space
Enjoys a huge garden, it's a real party place!
The great big windows let in masses of light,
The heated pool's fab, especially at night.
With hot tub included,
A swish man cave too,
This immaculate home is just like new.

- A Spacious Detached Well Designed House Situated on a Generous Double Plot of Circa 1 Acre
 - Located on a Popular Residential Street in Friday Bridge Close to the Village of Elm
 - Reception Room, Dining Room, Sitting Room, Garden Room, Kitchen & Breakfast Room
- Attached Indoor Swimming Pool & Games Room with Large Sliding Doors to the Rear Garden
 - Separate Wing Consisting of Master Bedroom with Bathroom
 - Three Further Bedrooms & a Family Bathroom
 - Ample Off Road Parking & Attached Double Garage Plus Fitted Workshop
- Delightful Rear Patio Terracing for Alfresco Dining and Thatched Gazebo with Hot Tub
- Gorgeous Rear Garden Fully Landscaped Benefiting from Large Lawns and Mature Trees
 - Accommodation Extends to 3,870 sq. ft.





A four-bedroom, ranch-style home with almost an acre of landscaped gardens, in the small village of Friday Bridge in the North Cambridgeshire fens, is spacious and light and has so much to offer you wouldn't believe what lies behind the row of silver birch and hedging along the roadside.

So Much Space

The modern house was built in the late seventies on a double-sized plot, but added to ten years later, and bought by the current owners five years after that. The previous owners extended it even further by installing the indoor swimming pool, as well as the pair of huts for the hot tub and barbeque, and kitted out the large garage to an impeccable level. There are so many large reception rooms including a garden and a games room, that it would be easy to use one of the reception rooms, such as the dining room.

Arriving up the gravel drive, you find the attractive, wide frontage of the yellow brick house, with its grey pantiled rooves swooping low with overhanging eaves and dormer windows, is set right back and shielded completely from the road by the thick hedge. The entrance is past the adjoining garage on the right, under a wide, open storm porch, through a door in a wall of floor-to-ceiling glazing. From here, you step into a very light, carpeted hallway with an open timber staircase stretching up to the first floor against an exposed brick wall. This backs onto a sitting room on the far side, which also has a wall of glazing and French doors into the garden room facing the beautiful and expansive rear garden. There is a wall-mounted television, and timber niches with shelves are a feature in the exposed brickwork. A gas fire sits in a simple fireplace in the brick wall whose chimney breast extends upwards yet the wall stops either side creating an open, airy feeling with a galleried landing at one end. With fashions being cyclical, this retro style is again bang on trend!



Well Appointed Kitchen

Round to the right and through an archway is the kitchen which is fitted with high quality aged oak units with granite worktops. Cupboards and drawers are floor and eye level and provide a good amount of storage. A pair of Belfast sinks, side by side, are positioned under a wide window which overlooks the garden, whilst another window is into the garden room to the side. With two rooflights above, like the rest of the house, the space is exceptionally light. The property is on mains gas, and the cooker is a Rangemaster Leisure with a gas hob with griddle and hotplate, with a double gas oven below, and extractor fan and hood above. "The kitchen has all sorts of gadgets in it, and there's an integrated dishwasher and fridge, as well as an integrated wine-cooler, and there's a double-door fridge and freezer with pull-out larder system each side," state the owners. The floor is ceramic tiles to look like timber which continue into the breakfast room under an arch. This southeast facing room is flooded with light from the French doors onto the outside, and has more glazed double doors into the hallway. There is plenty of room for a good-sized dining table and chairs, a television is mounted on the wall, and a central light and ceiling fan are above.

All the windows and external doors are double-glazed brown UPVC to look like timber.



Most of the internal downstairs doors are glazed to enhance the feeling of light, and many of the windows are dressed with designer curtains with swags and tails. "The gas-fired central heating system which has vents blowing in warm or hot air does not need radiators at all," inform the owners. "The only two rooms which don't have this system are the two reception rooms, but we find the gas fires in the fireplaces are easily enough to heat each room."

State-of-the-Art Garage

A downstairs lavatory with a washbasin, is off the hall, so too, the utility room which leads through into the huge, over thirty feet long, garage/workshop at the front of the property. The current owners have treated this space with great respect and created a superb man cave! "The garage is a real man cave, it is fitted with DURA cabinets and worktops plus a british racing green and white chequer floor. Lit with spotlights, the big front door is operated on an electric remote. It is on a par with a fabulous new kitchen but houses the cars!"

Co-ordinating Carpet and Designer Curtains

Moving down the entrance hall, opposite a big bay window to the front, you pass the dining room on the right, which has a plain cream carpet, glazed double doors, and a window at the back into the garden room. The hallway is laid with a blue patterned carpet, co-ordinating with the curtains and pelmets, which extends up the second stairs that lead to the master suite. The space under the stairs, which has a window to the front, makes a cosy extra sitting room; it has doors leading to the games room and pool behind and a reception room straight ahead.





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Sophisticated Sitting Room

The main reception room is a very big room nearly twenty feet long and fourteen feet wide. With a continuation of the blue carpet, the big bay window to the south-facing front has more of the blue designer curtains, and a gas fire in a traditional-style surround. Decorative coving, a central ceiling rose with sparkling chandelier and pretty, matching wall-lights add to the grand and sumptuous feel of the room.

All the reception rooms are extremely spacious. The garden room is nearly twenty-three feet long, and like a conservatory; constructed in UPVC the glazing along the back gives views of the terrace and lovely garden beyond, and above is a hipped polycarbonate roof. The solid walls are exposed brick, and three sets of French doors connect to the terrace, the games room and the central sitting room whilst a further door leads directly into the kitchen. The floor is ceramic tiles. "In winter we find

some free-standing radiators heat the garden room nicely if we want to sit in there in the colder months," attest the owners.

Fabulous Games and Pool Room

The over twenty feet long games room links under arches to the pool room, both with non-slip paving underfoot. A pool table stands in the centre of the games room, and a brick-built bar is at the far end. Behind this is the boiler and pump room, with



windows to the side, it also contains a lavatory and washbasin, and a changing area.

The magnificent 18 feet wide by 24 feet long heated pool is 3'6" at the shallow end and slopes gradually to 6'6" at the deep end. Heated from the gas boiler and with a filtration system, it is lit from within the pool. "When it's dark, with the underwater lighting the pool looks incredible," enthuse the owners. "With

the bar as well, it's like being in a smart hotel on holiday!" The six large windows round the pool are all sliding doors linking with the garden and for a flow-through of fresh air in summer.

Superb New Master En Suite

The property upstairs is in two sections. The master suite, partially occupying the roofspace, is accessed from the carpeted staircase in the western wing of the house, whilst the

other three bedrooms are reached from the open staircase in the front hallway.

On the landing at the top of the stairs to the master bedroom a built-in wardrobe provides lots of hanging space. The carpeted bedroom is to the right and has a wide dormer window over the south facing front. On the left is superb, newly-fitted en suite. The same size as the bedroom, it is



completely clad in marble-effect ceramic tiles and has a huge walk-in power shower behind a glass panel at one end. A pair of contemporary basins are mounted on the wall with twin mirrors above, and matching lavatory to the side. Another wide dormer window overlooks the front.

On the other side of the house, to the east, a walk up the open tread timber staircase takes you onto an open galleried landing with a view down to the sitting room below. The second bedroom has a built-in wardrobe and a huge window with a lovely view over the garden at the back, and to open fields beyond in winter.

Next to this is the fully-tiled bathroom which has a fitted bath with hand-held shower, separate power shower, lavatory and washbasin, and a window to the side of the property. Next, the single bedroom which also has a window to the side, and a built-in wardrobe. Bedroom three has a wide window over the

front, and a wall of fitted wardrobes with sliding mirrored doors, providing extensive hanging space, and filling the room with light. All three bedrooms have laminate wood-effect floors.

Spectacular Garden

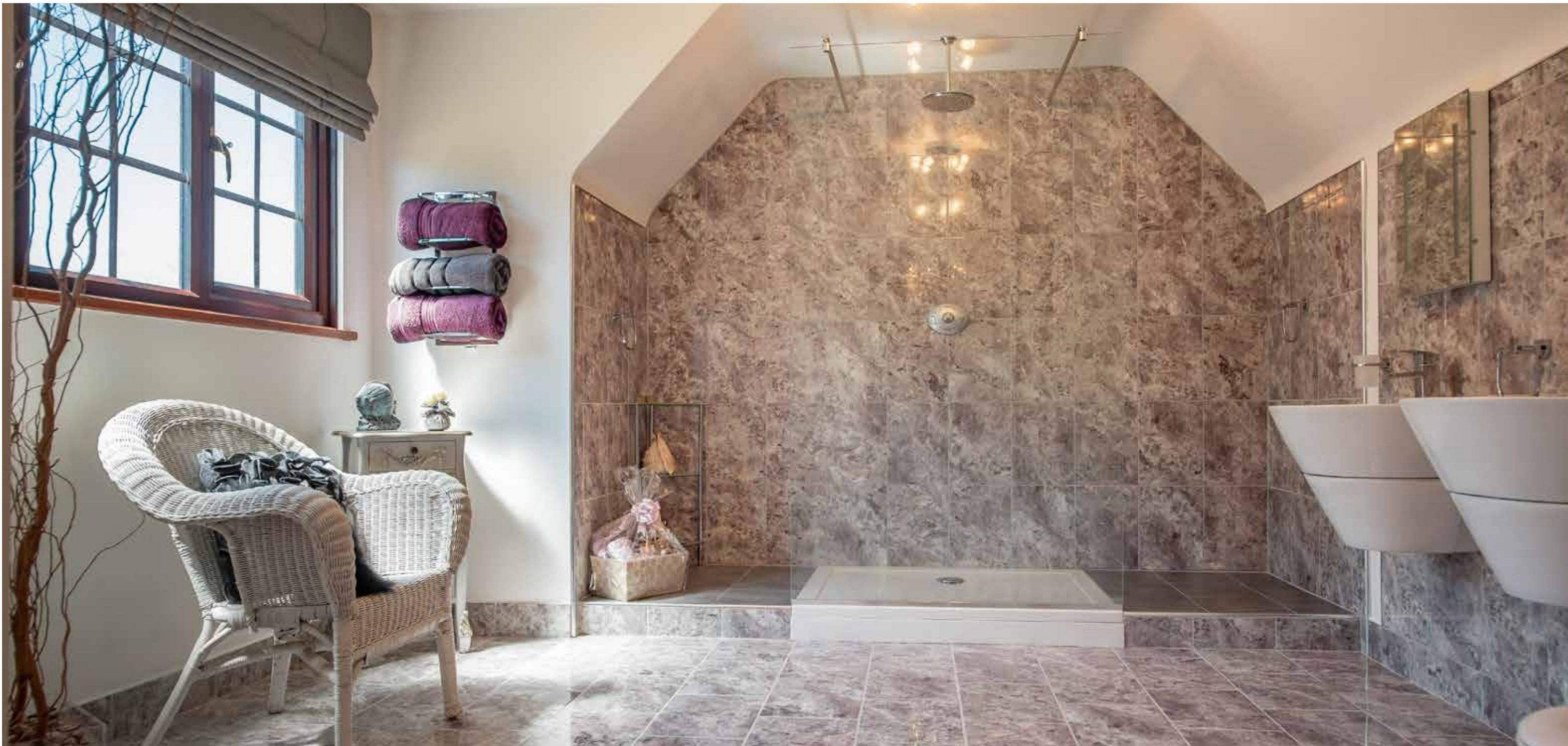
The garden of Pine Lodge is rather spectacular stretching over about an acre in total, the front is mainly lawn surrounded by hedging and trees. In the middle of the lawn the owner has cleverly sculpted some topiary into a quirky shape. A pedestrian gate links front to back down the side of the garage, whilst a pair of wrought iron gates to the left allow vehicles to the rear, if wished.

At the back, the completely private and secluded space has been beautifully landscaped and, like the house itself, kept in an immaculate condition. "The garden is a wonderful part of the property – it's like living in your own little park! It is actually fairly easy to maintain," assures the owner, "because the beds are so

filled with plants and shrubs - I manage to do it all myself. You can be self-sufficient if you want to, as we have a vegetable plot at the bottom and a greenhouse; there are fruit trees – a pear, a greengage, a bramley, and a spartan eating apple. We have strawberries, raspberries, blackcurrants and gooseberries; there's an asparagus bed, and we grow new potatoes. It is ideal if you have green fingers!"

Round Thatched Huts

Accessed from both the pool room and the garden room, a sheltered paved terrace has wide steps down to the rear lawn level. More circular paving extends to the hot tub hut with its conical thatched roof, which is something the current owners added, along with a second thatched hut for the barbeque by the pond beyond. As the owners declare, "The hot tub is a lovely accessory to have, it has a stereo system within it, and is great for parties. We use the outside and the garden a lot – it is a really good house altogether for entertaining. We have done



so much of that in the past when we were younger and when our son lived at home."

"The garden has all year round interest with lots of bulbs that come up in spring, and some beautifully mature trees such as a lovely magnolia by the hot tub, and a very large pine tree by the pond, hence the name Pine Lodge. The pond has arum lilies in summer, and is home to koi carp. There are two timber sheds and a tin one, further down the garden and a wooden gazebo at the far end. We have so many birds here including a kingfisher and woodpeckers, and we have owl boxes. Everything is really well looked after."

"It's a friendly community here – in the pub people still have that age-old tradition of swapping their fayre – maybe some pheasants for a box of hen's eggs or

home-grown fruit. We are fortunate to have a post office, a village shop, and a fish and chip shop. The Chequers pub serves food, and there are other restaurants and pubs nearby such as The Elm Tree and the Chinese in Elm, or Crown Lodge in Outwell. Of course there is a choice of two primary schools: one in Friday Bridge, and just down the road, one in Elm. Wisbech is only five minutes away, and March with its train station is just ten minutes, so too Downham Market not much further."

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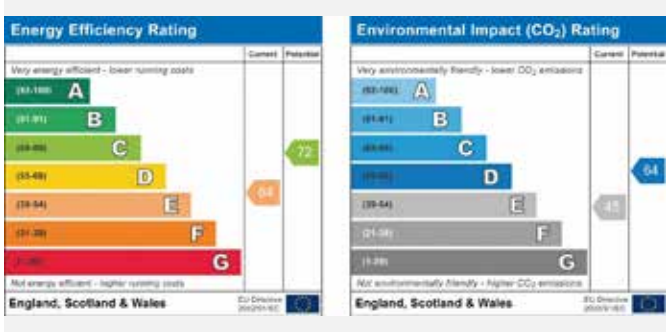
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Energy Graph



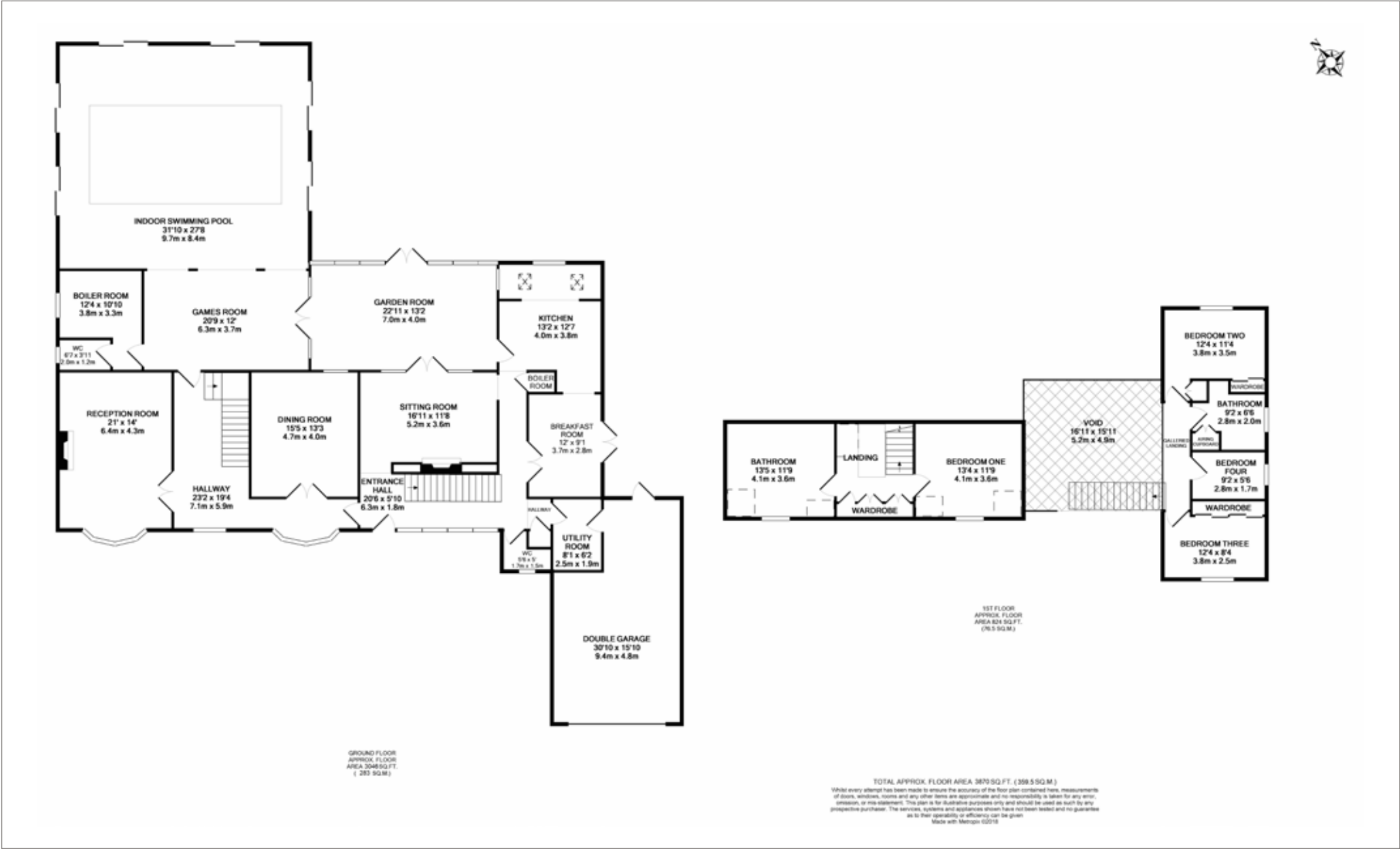
Additional Information

LOCAL AUTHORITY Fenland District Council
Council Tax Band - E

AGENTS NOTES Mains Electricity, Gas, Water and Drainage.

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.



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On The Doorstep...

Friday Bridge is a village in the Fenland district of Cambridgeshire, sited on the Cambridgeshire/Norfolk border. Village facilities include a primary school, village hall, convenience store, church, fish and chip shop. There is also a public house, The Chequers, also serving food. Within a 3 mile radius the neighbouring villages of Elm and Upwell have a doctors, petrol station and a post office.



How Far Is It To...

Friday Bridge lies 4 miles south of the Cambridgeshire market town of Wisbech. Only a short car ride into Norfolk, the Hanseatic town of King's Lynn located 16 miles northwest offers excellent shopping and leisure facilities. Following on from here, the popular North Norfolk coastline is only 30 minutes away and offers an abundance of pretty coastal villages to explore. Downham Market, 15 miles to the east of Friday Bridge has a direct train service into London King's Cross, which can also be boarded in King's Lynn.



Directions

From King's Lynn take the A47 westbound towards Peterborough. Cross the River Great Ouse and at the major roundabout take the second exit onto the A17, signposted Sleaford which in 0.2 miles merges onto the A47. Continue on the A47 for approximately 10 miles and at the roundabout where you can see Elm Hall Hotel take the 1st exit onto Elm High Road signposted Downham Market/Elm. In approx. 0.3 miles turn right onto the High Road/B1101. Continue to follow this road for approx. 1.5 miles turn left onto The Stich and Pine Lodge will be on your left identified by our Fine & Country 'For Sale' board.



Wisbech 15 min drive



King's Lynn, 30 min drive



Peterborough, 35 min drive

To arrange a viewing of this property please contact

North & West Norfolk
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Tel: 01553 769 100 www.fineandcountry.com

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