



The Old Coach House
Rectory Road | Tydd St Mary | Norfolk | PE13 5QL

 FINE & COUNTRY

SECLUSION AND CHARM



This wonderful Victorian period coach house is tucked away at the end of a long private drive in the heart of the friendly Fenland village of Tydd St Mary. With a soaring beamed living room and a mature plot of around half an acre, this is a property not to be missed!



KEY FEATURES

- A Characterful Former Coach House believed to date from around 1850 in a Secluded Village Centre Position within a Conservation Area
- Four Bedrooms, Ground Floor Shower Room and En-Suite Bathroom
- Double Height Living Room and Inglenook Fireplace
- Mezzanine Landing leading to Principal Bedroom with En-Suite
- Hand-Built Kitchen with Lacanche Range & Brick-Arched Breakfast Room
- Conservatory/Day Room with Solid Roof and Garden Views
- Detached Double Garage with Electric Roller Door and Two-Car Carport
- Plot of around 0.5 acres (stms) with Gazebo, Summerhouse and Greenhouse
- Private Gravel Drive leading to Electric Gates
- Private Gate Opening to Village Playing Field
- The Main Accommodation extends to 1,887 sq.ft.
- Energy Rating: E

Hidden from the road yet only moments from the village centre, this former coach house combines historic character with flexible four-bedroom living and a wealth of improvements made over the past seven years. With grounds of around half an acre, a double garage, carport and direct access to the village playing field, it presents an outstanding opportunity for those seeking privacy without isolation. Three ground floor bedrooms and an adjacent shower room make this an ideal home for multigenerational living.

From Coach House To Home

"This unique and secluded property is set in the centre of the village, access via a long drive and away from the road," the owners said when asked what first drew them to the property. The Old Coach House has a story stretching back more than 170 years. "It was originally a coach house for the Rectory, believed to have been built around 1850 and converted to a residential property in 1985," the owners explained. The building sits within a conservation area, and its later extensions have created a home of considerable character. The village itself has a long history, with Tydd recorded in the Domesday Book of 1086, while its Grade I listed parish church of St Mary dates from the 12th century.

Room By Room

A glazed porch opens into a central hallway from which the accommodation unfolds. To one side lies the living room, the undoubted showpiece of the house with dramatic A-frame roof timbers. "A fifteen-foot ceiling and very large fireplace in the lounge," the owners noted when talking about its standout features. Solid oak boards run underfoot, an exposed brick wall adds warmth, and two pairs of south-facing French doors open onto the gravelled courtyard. At the far end a cast-iron stove sits within a brick inglenook beneath a weighty reclaimed beam. An open-tread staircase with turned balusters climbs to a galleried landing. "The mezzanine floor leads to the master bedroom, which has its own en-suite," the owners said. The principal bedroom is a vaulted retreat with exposed beams, windows on several sides, air conditioning and a dressing area with fitted wardrobes, while the en-suite has a bath with shower over, metro tiling and panelled walls.





KEY FEATURES

Returning downstairs, a Lacanche range cooker takes pride of place in the beamed kitchen, where hand-built cream units, granite worktops and a deep Belfast sink lend a timeless country feel. A brick archway leads through to the breakfast room, from which double doors open into the conservatory/day room. A prep area with a further Belfast sink and a boot room with access outside complete the working side of the house. The opposite wing holds three ground floor bedrooms, one with its own WC, together with a generous tiled shower room with a walk-in shower.

Improvements and Refinements

Since moving in during 2019, the owners have made a series of thoughtful additions to their home. A new oil boiler has been installed and oak flooring laid in the living room, while a solid roof has transformed the conservatory into a year-round day room. A large ground floor bedroom has been converted into two double rooms and a new en-suite has been fitted. Outside, the drive has been revamped, and new fence panels added all round. A carport, a gazebo, a European concrete barbecue and an electric roller door to the garage have also been introduced. An alarm system and CCTV provide added peace of mind.

So Much To Offer

Few homes manage to feel so hidden while sitting so close to village life. "A very private, secluded property with private access to Glebe playing field via a gate at the rear of the garden," the owners noted. Inside, the blend of exposed brick, dark timbers and lofty volumes gives the house a distinctive atmosphere, while the layout offers flexibility for family living, guests or home working.

Favourite Spaces

The house follows the rhythm of the day. "Our conservatory/day room is our go-to place during the daylight hours – it is light and airy and provides panoramic views of our garden," the owners said. As evening falls the focus shifts. "In the evening we retire to the lounge to cosy up in front of the inglenook fireplace," they added.

The Outside

The property is approached along a 150ft tree-lined private drive leading to an electric gated entrance. The shingled drive provides ample parking for several vehicles, supported by a detached brick double garage under a slate roof and a two-car carport. An old brick wall clothed in climbing plants adds to the sense of history. The plot extends to approximately half an acre, with lawns, mature trees, shrubs and a selection of fruit trees and bushes. A timber gazebo, "with power for entertaining," the owners commented, provides a covered dining space for summer evenings. There are also a greenhouse, two garden sheds and a small octagonal summerhouse used for storage. Wildlife is a constant presence, the garden being "regularly visited by squirrels, hedgehogs and an array of small birds," the owners remarked.





























INFORMATION



On The Doorstep

Tydd St Mary lies in the South Holland district of Lincolnshire, close to the Norfolk and Cambridgeshire borders. "It's a quiet and very friendly village with a village pub and a well-stocked convenience store," the owners reflected, adding that the village is home to "a village hall that hosts regular events." The Five Bells on Common Way serves as the local pub, and Tydd St Mary Church of England Primary School is in the village. "It also offers a playing field, outdoor gym, enclosed dog park, kiddies play area and fairy garden," the owners added when listing further village highlights. Nearby, Tydd St Giles Golf and Country Club has an 18-hole course. The market town of Long Sutton is a short drive away, while the historic town of Wisbech offers supermarkets, a library, museums, the National Trust's Peckover House, a theatre and secondary schools, among them the state-funded Thomas Clarkson Academy and the independent Wisbech Grammar School.

How Far Is It To?

Long Sutton lies around 4 miles to the north and Wisbech around 6.5 miles to the south, approximately an 11-minute drive. The Hanseatic town of King's Lynn, with its excellent shopping and leisure facilities and mainline rail station serving Cambridge and London King's Cross, lies around 15.7 miles away and is roughly a 25-minute drive. March station, with direct services to Cambridge and Stansted Airport, is around 16.5 miles to the south, while Peterborough is around a 26-mile drive with East Coast Main Line services reaching London King's Cross in under an hour. The North Norfolk coast at Hunstanton is approximately 30 miles away (around 45 minutes by car), the Sandringham Estate roughly 22 miles (around 30 minutes' drive) and Norwich about 57 miles to the east (around 1 hour 24 minutes). The A17 and A47 provide swift access from the village.

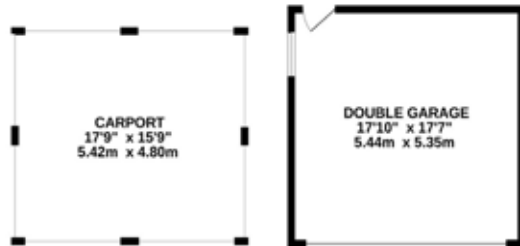
Directions

From King's Lynn, take the A47 towards Wisbech and at the Pullover Roundabout, take the second exit onto the A17 towards Sutton Bridge. Continue for approximately 8 miles, crossing the River Nene at Sutton Bridge, and at the roundabout take the first exit signposted to Sleaford and Wisbech. At the next roundabout take the second exit to continue on the A17 and then, after approximately 2.4 miles, at the subsequent roundabout take the first exit onto the A1101, which eventually becomes Wisbech Road. At the signpost to Tydd St Mary after around 3 miles, turn right into Common Way. Rectory Road is on the left after 0.3 miles, and the property will be found on the left-hand side, identified by a Fine & Country For Sale Board.

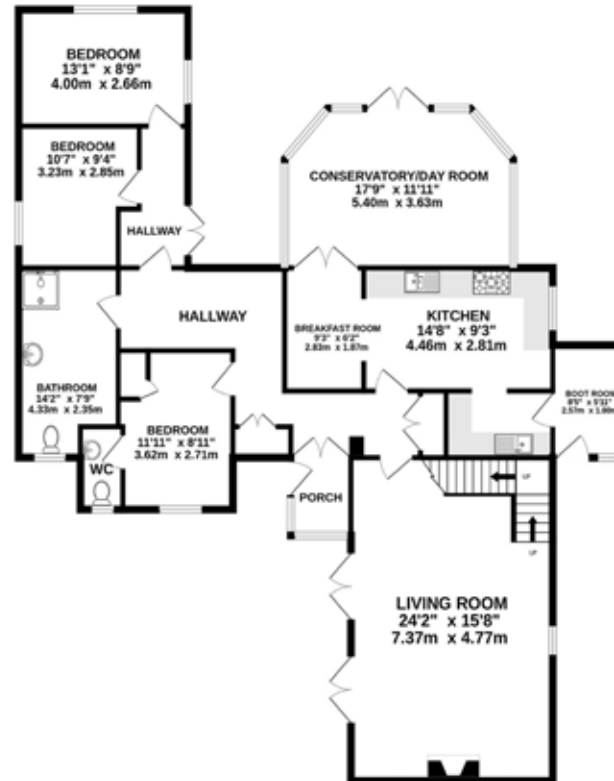
Services, District Council and Tenure

Oil-Fired Central Heating, LPG, Mains Water and Electricity, Private Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
South Holland District Council - Council Tax Band: D
Freehold

GARAGE AND CARPORT
593 sq.ft. (55.1 sq.m.) approx.



GROUND FLOOR
1533 sq.ft. (142.4 sq.m.) approx.

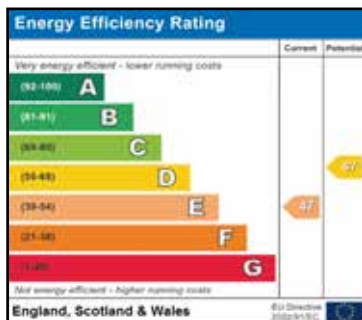


1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 2480 sq.ft. (230.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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