



**A Deceptively Large Cottage on Main Road, Terrington St John**

**£159,995**

**Wisbech**

**Bedrooms:** 3 | **Bathrooms:** 2 | **Receptions:** 1

Are you dreaming of countryside living, but not quite ready to give up the convenience of village amenities on your doorstep? The Old Bakehouse in the heart of Terrington St John could be exactly what you've been waiting for, a characterful home that beautifully balances rural charm with everyday practicality.

Perfectly positioned within easy walking distance of the local school, doctor's surgery, shops, pub and restaurant, this delightful two/three-bedroom cottage places almost everything you need within a short stroll. It's village life at its very best: friendly, connected and convenient, while still offering that sought-after sense of escape from the hustle and bustle.

From the outside, the Old Bakehouse is full of charm, yet it's only once inside that you truly appreciate just how much space this home offers. Deceptively generous, the layout flows effortlessly and adapts easily to modern living. The cosy living room instantly invites you to slow down and relax, light the wood-burning stove, settle into your favourite chair and enjoy the warmth and atmosphere that only a cottage like this can provide.

The kitchen/dining room is wonderfully proportioned and designed with entertaining in mind. Whether you're hosting family gatherings, sharing meals with friends or enjoying long, relaxed weekends at home, this is a space where people naturally come together. To the rear of the property, a hallway leads to an additional and highly versatile room currently used as a double bedroom, complete with its own modern shower room. This flexible space works beautifully as a guest suite, ground-floor bedroom, home office or even a snug, ideal for multigenerational living or those seeking adaptability.

Upstairs, the principal bedroom is a real highlight. A stunning double that proudly showcases the home's heritage, with exposed beams adding warmth, character and a sense of history. The second bedroom is a comfortable single, currently used as a home office, alongside a useful storage cupboard and a stylish family bathroom that completes the first floor.

Outside, the private courtyard-style garden is low maintenance and wonderfully secluded, the perfect spot to enjoy your morning coffee or unwind in the sunshine without the upkeep of a large garden. It's a space designed for relaxation, not chores.

Attached to the side of the property is a substantial 29ft garage/workshop, offering exceptional versatility. Whether you need secure storage, off-road parking, a workshop or hobby space, this area delivers. For those with an eye to the future, it also presents exciting potential. Subject to the necessary planning permissions, it could be transformed into additional living accommodation, perhaps a large open-plan kitchen/dining/family room or an extra bedroom, the possibilities are limited only by your imagination.

This is more than just a charming cottage; it's a piece of Terrington St John's history. A home with a story to tell, offering you the rare opportunity to become part of the village's past, present and future, and to write your very own chapter within its walls.

**Tenure:** Freehold

**Property Type:** Semi Detached House

- Semi-Detached House
- Two/Three Bedrooms
- One/Two Reception Rooms
- Ideal First Home
- Off-road Parking
- Private and Low Maintenance Rear Garden
- 29ft Garage/Workshop
- Two Bathrooms
- Oil Fired Central Heating
- Set in Heart of the Village - Close to Amenities

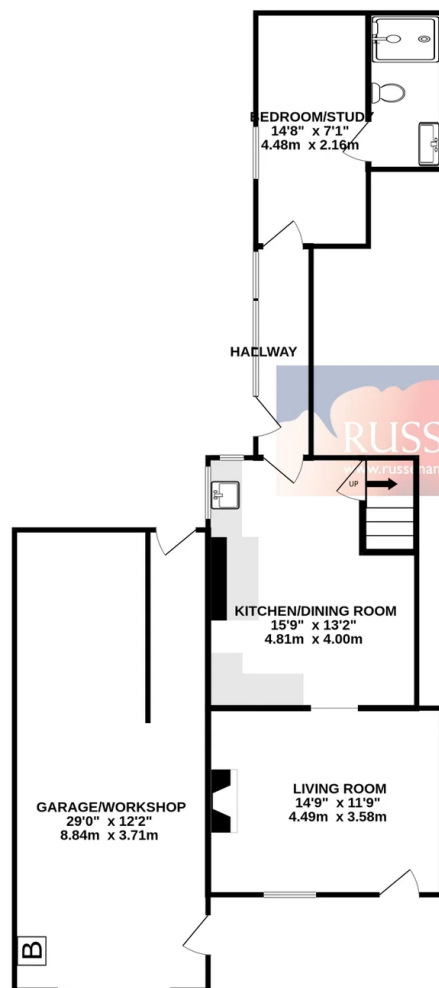
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2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR  
914 sq.ft. (84.9 sq.m.) approx.

1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1285 sq.ft. (119.4 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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