



THE STORY OF

Arbor House

Wisbech, Norfolk

SOWERBYS



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Arbor House

Peatlings Lane, Wisbech,
Norfolk, PE13 1PS

Substantial Four Bedroom Detached Home
Secluded Position on Periphery of Market Town
Grounds In Excess of 0.5 Acres (STMS)
Approx. 1,650sq.Ft of Accommodation
Spacious Kitchen/Breakfast Room
Generous Sitting/Dining Room
Four Well Proportioned Bedrooms
Detached Garage and Ample Parking
No Onward Chain

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Tucked away on the periphery of the historic market town of Wisbech, Arbor House occupies a wonderfully private position within grounds extending to in excess of half an acre (STMS). Offered with No Onward Chain, this substantial four-bedroom detached home represents an excellent opportunity for those seeking generous accommodation, space and scope in a discreet setting.

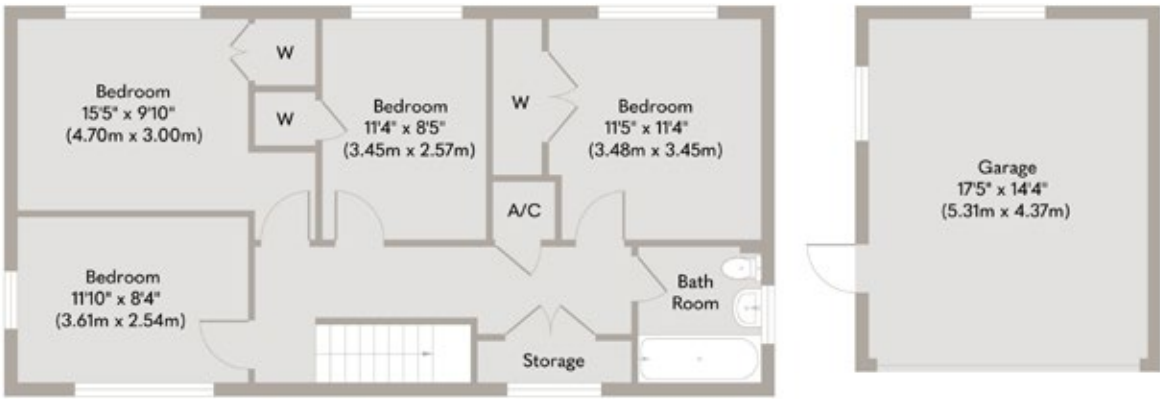
Extending to approximately 1,650 sq ft, the house offers a particularly versatile arrangement of rooms. A generous reception hall sets the tone, leading through to a well-proportioned sitting room and separate dining room, providing ample space for both relaxed family life and more formal entertaining. At the heart of the home is the impressive 26ft kitchen/ breakfast room, a naturally sociable space with room for everyday dining and gathering.

Upstairs are four bedrooms, including three particularly generous doubles, together with a family bathroom and useful built-in storage. The proportions throughout offer plenty of flexibility for growing families, home working or visiting guests.

Outside is where Arbor House really begins to distinguish itself. Set within grounds of more than 0.5 acre (STMS), the property offers a sense of space and seclusion that is increasingly difficult to find so close to town. A detached garage provides valuable parking, storage or workshop potential, while the extent of the plot presents an exciting opportunity for a new owner to shape the setting around their own lifestyle and ambitions, subject to any necessary consents.

Combining substantial accommodation, generous grounds and a tucked-away position on the edge of Wisbech, Arbor House is a home with considerable potential, a rare sense of space and offered with No Onward Chain.





First Floor
Approximate Floor Area
712 sq. ft
(66.18 sq. m)

Garage



Ground Floor
Approximate Floor Area
938 sq. ft
(87.14 sq. m)

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Wisbech

HISTORIC MARKET TOWN WITH RICH HISTORY AND VIBRANT AMENITIES

Commonly known as the Capital of the Fens, the attractive and historic market town of Wisbech is renowned for its elegant Georgian architecture. The town has an abundance of amenities to offer, such as a theatre, swimming pool, library, good schools and the Horsefair Shopping Centre. Browse the shops or visit the market on a Thursday or Saturday with a wide range of traders offering locally grown produce and plants.

Explore the surroundings by taking a leisurely walk through the tranquil gardens in the heart of the town centre, which have been awarded a commendation award for Innovation for its links to the town's Merchant Trail. The Merchant's trail shares the history of the many famous characters of the town, telling the story of how Wisbech became one of the most prosperous ports in the country during the 18th and 19th centuries.

Wisbech Park is just a five minute walk from the town centre. Extending to over 12 acres, the facilities include tennis courts, bowls green, two children's play areas and a multi-use games area for five-a-side and basketball.

Once owned by a Quaker banking family for over 150 years, Peckover House and Gardens is a classic Georgian merchant's town house, which is certainly worth a visit. Now in the care of National Trust, Peckover House is an oasis hidden away from the town centre with two acres of beautiful Victorian gardens.



Note from Sowerbys



“An exciting opportunity offered with No Onward Chain.”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank.
Mains Gas Fired Warm Air Central Heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0310-2000-2610-2396-3661.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///rolled.awaited.grazed

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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