



High Road, Guyhirn Wisbech PE13 4ED

Welcome to

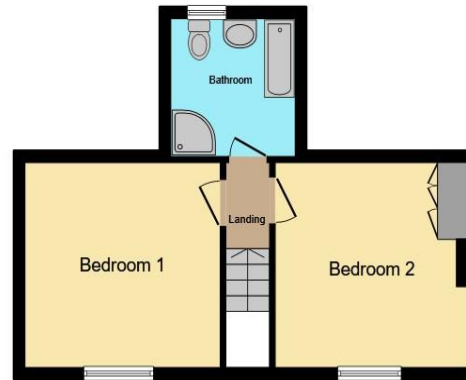
High Road, Guyhirn Wisbech

Welcome to Ivyholm, a beautifully presented two-bedroom detached cottage on Gull Road, Guyhirn. This charming home combines character with modern touches, making it ideal for those seeking village living just 6 miles from March. The ground floor offers a lovely layout with a welcoming dining room, flowing into the modern kitchen, leading into the light-filled family room & lounge with double doors that open to the garden. The kitchen is generously sized with fitted units, pantry cupboard, and space for appliances. Upstairs, there are two well-proportioned bedrooms, each with fitted wardrobes, and a stylish four-piece family bathroom with bath and separate shower. Outside, the front is block paved to provide ample off-road parking. The enclosed rear garden is mainly laid to lawn with patio, decking, and mature planting, perfect for entertaining or relaxing. At the bottom of the garden sits a versatile Games Room/Office/Annexe-fully insulated with power, lighting, and double doors, offering an ideal home office, gym, or guest space. This home is further enhanced by double glazing, gas propane central heating, and its desirable village location. With previously approved (now lapsed) planning permission for extensions, there's scope to expand if desired. Viewings are highly recommended to fully appreciate this unique home.





Ground Floor



First Floor



Outbuilding

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Lounge

11' 8" x 11' 5" (3.56m x 3.48m)

Dining Room

11' 5" x 7' 10" (3.48m x 2.39m)

Kitchen

16' 9" x 10' (5.11m x 3.05m)

Bedroom 1

11' 6" x 12' (3.51m x 3.66m)

Bedroom 2

9' 8" min x 11' 6" (2.95m min x 3.51m)

Family Bathroom

Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

High Road, Guyhirn Wisbech

- Detached 2-Bedroom Cottage
- Spacious Layout
- Two Double Bedrooms (master with hidden storage room)
- Modern Family Bathroom
- Generous Outside Space
- No Chain
- Ample Parking
- Village Location

Tenure: Freehold EPC Rating: F

Council Tax Band: B

offers in excess of

£255,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127677



Property Ref:
WSB127677 - 0004

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