



High Road, Guyhirn Wisbech PE13 4ED

Welcome to

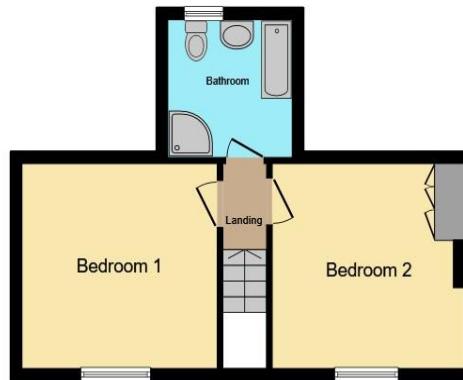
High Road, Guyhirn Wisbech

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

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

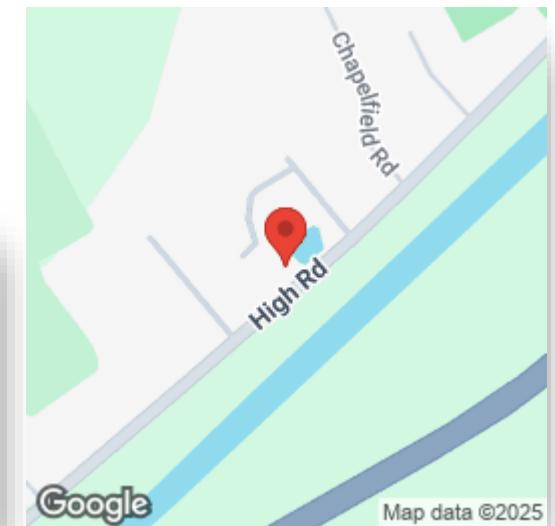
£255,000



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

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the former A47, Nene Quay, signposted Peterborough to the first set of traffic lights and continue along. Head out of Wisbech taking note of TESCO on your left hand side. Continue along and at the A47 roundabout take the third exit right signposted Peterborough & March. Continue along and at the next roundabout take the second exit signposted Peterborough. Take the next turning right signposted Guyhirn and then turn right again. Continue along into High Road where the property can be found on your left hand side,



Please note the marker reflects the postcode not the actual property



Property Ref:
WSB127677 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

