

THIS IS OUR HAPPY PLACE



THE STORY OF
Hall Marsh House
Long Sutton, Lincolnshire

SOWERBYS



THE STORY OF

Hall Marsh House

54-56 Little London, Long Sutton, Lincolnshire
PE12 9LE

Substantial Family Home of over 4,000 sq. ft.

Five Double Bedrooms Thoughtfully
Arranged across Three Spacious Floors

Bespoke Kitchen/Breakfast Room with a
Stunning Heart-of-the-Home Design

Indoor Swimming Pool with Full-Width Bi-
Folding Doors to Outdoor Entertaining Space

Gym and Games Room

Detached Home Office/Annexe with
Juliet Balcony and Full Services

Air Conditioning/Heating Units
Installed in Selected Rooms

Beautifully Landscaped Gardens with Hot Tub
Area, Outdoor Kitchen, and Dining Terraces

Electric Gated Entry Leading to Resin-
Bonded Driveway and Double Garage

Peaceful yet Convenient Location with
Schools and Scenic Walks Nearby

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Situated to the front of the once cherished and locally renowned butterfly park, Hall Marsh House is now a breathtaking private residence of distinction – a beautifully extended and comprehensively restored family home offering over 4,000 sq. ft. of versatile living spaces and outbuildings, nestled in the heart of Long Sutton’s charming community.

Behind its handsome façade lies a home of scale and substance, where original character blends seamlessly with bespoke modern design. The principal house alone spans over 3,000 sq. ft., thoughtfully arranged across three floors to offer five elegant double bedrooms, refined reception spaces, and a striking new bespoke kitchen and breakfast room – the beating heart of the home.



Tasteful interiors flow from room to room, from the warm embrace of the snug/library and the grandeur of the drawing room, to the relaxed comfort of the garden room and the beautifully appointed games room – each space tailored for family life and entertaining alike. A selection of rooms throughout the home have been fitted with air conditioning/heat units for an added sense of luxury and comfort.

To the rear, lifestyle takes centre stage. An exceptional indoor swimming pool room with full-width bi-folding doors allows the outdoors to blend seamlessly with the interior, while a fully equipped home gym and stylish outdoor kitchen and dining area form part of the extensive outbuildings – offering both indulgence and functionality.





A peaceful home...
inviting and timeless.



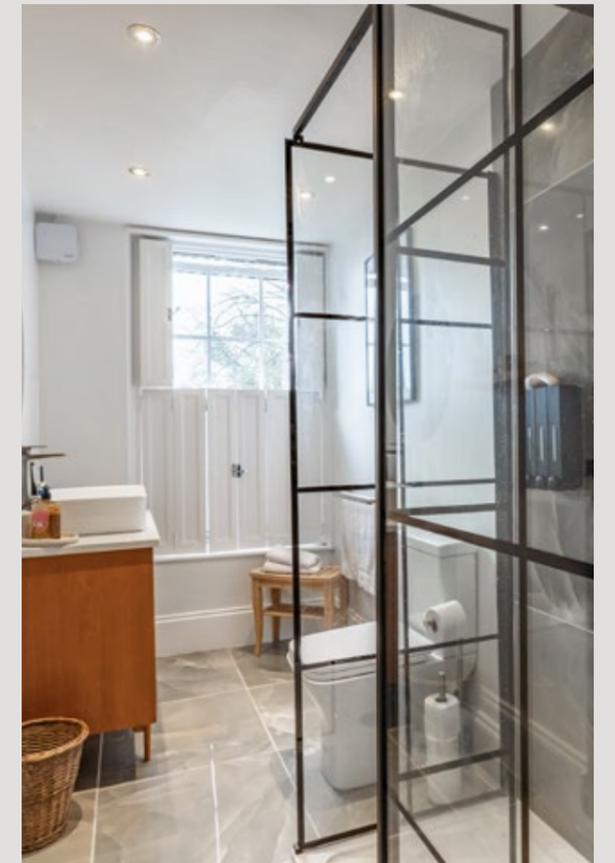


...such a sociable entertaining home, we've made wonderful memories here.





We love the character and charm. There's space for us all to be together, or to spend quiet time alone.





Above the detached garage sits a private home office/annexe, complete with a Juliet balcony and full services, ideal for remote working, guest accommodation, or creative use. In total, the outbuildings and annexe contribute in excess of 1,000 sq. ft., providing unmatched flexibility.

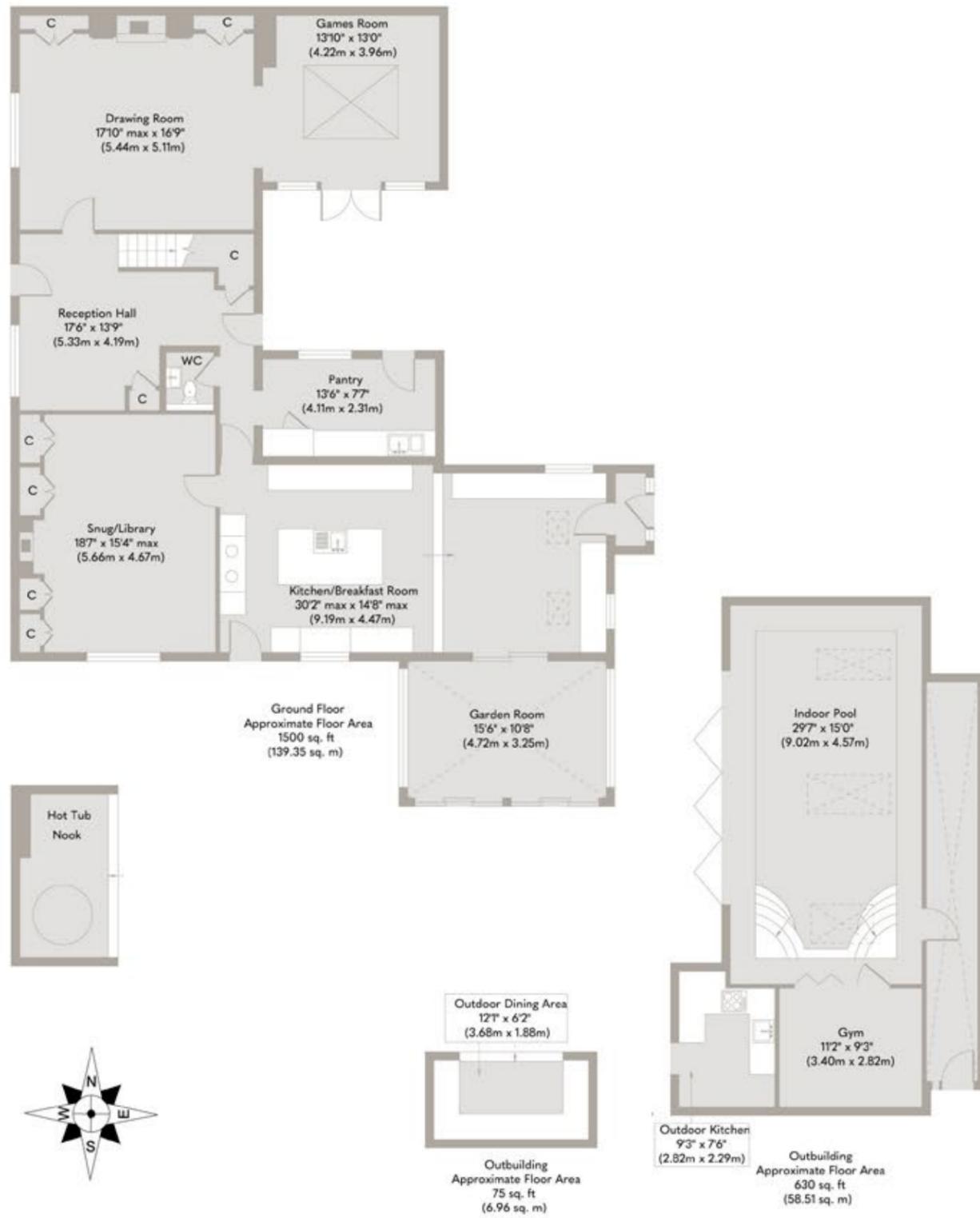
Outside, the gardens are arranged to offer a series of beautiful and purposeful spaces – from the hot tub nook and al fresco dining terraces, to quiet spots for reflection. Whether hosting summer gatherings or unwinding in solitude, the setting adapts to every mood and season. The property is approached via sliding electric gates, opening onto a resin-bonded driveway that provides ample parking and leads to the detached double garage.



Situated in a peaceful position towards the periphery of the town, balancing walking distance to local amenities and scenic marshland walks, Hall Marsh House is also well placed for families, with local schooling nearby and the highly regarded Wisbech Grammar School just approximately a 15-minute drive away.

Lovingly transformed by the current owners over the past seven years, this is a home that offers both generous proportions and an intimate sense of peace – a rare and remarkable opportunity to acquire a landmark residence of lasting distinction.





Second Floor
Approximate Floor Area
504 sq. ft
(46.82 sq. m)



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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Long Sutton

HISTORIC, VIBRANT AND OFFERS PICTURESQUE SURROUNDINGS



The charming market town of Long Sutton is known for its historical significance, vibrant community life, and picturesque surroundings.

The town benefits from St. Mary's Church, which dates back to the 13th century and features impressive architecture and historical artifacts. The market square is a great spot to soak in the local atmosphere and find fresh produce with weekly markets. Finally, the District Civic Society offers insights into the town's history through exhibits and guided tours.



Locally, there are lovely scenic walks along the River Welland or through the countryside surrounding Long Sutton. For golf enthusiasts, there is a well-regarded golf course, as well as local shops offering unique goods and traditional pubs.



Just under 14 miles away is Spalding, offering additional shopping and dining. The lovely town of Wisbech is just under 10 miles away from Long Sutton and is known for the famous Peckover House and Gardens.

Long Sutton is accessible by car via the A17 and A1101 roads. It's also served by local bus routes connecting it to nearby towns and cities. Essential amenities such as supermarkets, pharmacies, and healthcare facilities are readily available within the town.



Note from the Vendor



“...some lovely places to eat out within walking distance, and stunning walks along the marsh.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D:-Ref: 0595-3957-8202-5075-0204

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: ///composed.belt.overdone

AGENT'S NOTE

We are aware of a planning application for the parcel of land to the side and rear of Hall Marsh House on the site of the former Butterfly Park.

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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