



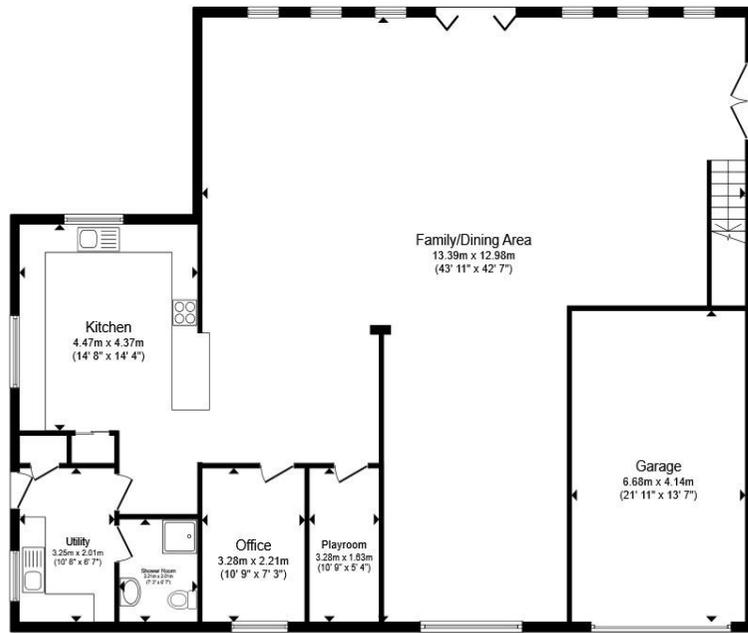
Smeeth Road, Marshland St. James Wisbech PE14 8JG

Welcome to

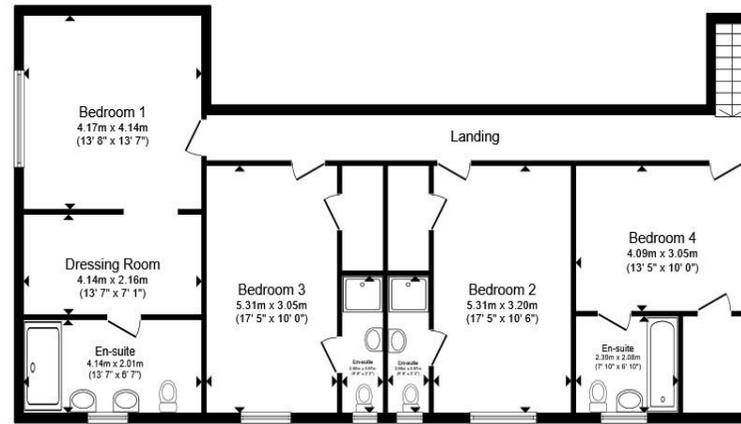
Smeeth Road, Marshland St. James Wisbech

Set within a popular village location, this contemporary detached barn conversion delivers striking architectural design, exceptional internal volume and a rare sense of privacy, all set within a total plot approaching 0.7 acres (S.T.S.). At the heart of the home is a truly breathtaking 43' open plan, double-height living area, where soaring ceilings, expansive glazing and fluid living zones create a dramatic yet welcoming space ideal for entertaining and everyday living alike. Designed with efficiency in mind, the property is thermally highly efficient, combining modern construction methods with contemporary comfort. The accommodation includes four generous double bedrooms, each enjoying the luxury of its own en-suite facility, offering exceptional flexibility for families, guests or multi-generational living. Externally, the property benefits from an integral garage and multi-vehicle off-road parking, all framed by generous grounds that enhance both privacy and lifestyle appeal. A rare opportunity to acquire a distinctive, design-led home of scale and quality in a sought-after village setting.





Ground Floor



First Floor

Total floor area 318.2 m² (3,425 sq.ft.) approx

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.propertybox.io



Large Open Plan Family Area

Kitchen

Utility

Shower Room

Office

Playroom

First Floor Landing

Bedroom One

Dressing Room

En-Suite

Bedroom Two

En-Suite

Bedroom Three

En-Suite

Bedroom Four

En-Suite

Outside

Garage

Agents Note:

'Heating to the property is served by Oil. Please contact the branch for more details.'

'The property is of non standard construction. Please speak with your conveyancer' - Timber frame with Industrial roof.

Welcome to

Smeeth Road, Marshland St. James Wisbech

- Contemporary detached barn conversion
- Bespoke build and highly thermally efficient
- 43' open plan living area
- 4 bedrooms and 5 bathrooms
- Plot approaching 0.7 acres (S.T.S)

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£575,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128150



Property Ref:
WSB128150 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken & Port Area. Head out of Wisbech and at the roundabout with the A47 take the second exit signposted Marshland St James. Continue along and at the "T" junction turn right and follow the road along for approximately 1.5 miles and then turn left onto Smeeth Road where the property is set back from the road on the left hand side.



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