

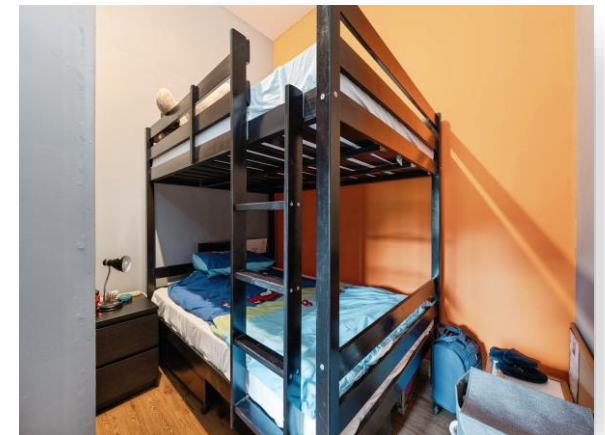


Sixteen Foot Bank, Christchurch Wisbech PE14 9NJ

Welcome to

Sixteen Foot Bank, Christchurch Wisbech

Tucked away at the end of a long private driveway, Christchurch Barns is a distinctive three-bedroom detached character home set within just under two acres of land. Surrounded by open countryside and wildlife, it offers a peaceful and private setting with far-reaching field views. The property combines charm with modern efficiency, featuring underfloor heating, two independent air source heat pump systems, and 16 owned solar panels. The integrated kitchen opens via bi-fold doors onto a south-facing courtyard garden, complete with a foundation ready for a pergola-ideal for outdoor entertaining. With planning permissions and groundwork already in place, the property offers outstanding scope to expand: Triple garage (foundation in place). Conversion of the attached barn into up to six en-suite bedrooms. Potential for an indoor pool and gym within the arched barn. Additional reception room foundation ready. Scope for up to 10,000 sq ft of largely single-level living. The property is not listed, providing flexibility for further development (subject to permissions). The grounds lend themselves to a variety of uses, from landscaped gardens to equestrian or smallholding potential. Christchurch Barns offers immediate character alongside incredible future potential-an exciting opportunity to create a truly bespoke countryside home.





Lounge

Kitchen/Dining/Sitting Area

Utility

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

Agents Note

'There is a easement on the title, please enquire with the branch'. - Access on Driveway.

'Waste from the property is served by septic Tank. Contact the branch for more details'

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

Agents Note

The vendor of this property has purchased additional land, held on a separate title to the property, which will be included within the sale. Your conveyancer will take the necessary steps and advise you.

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

Sixteen Foot Bank, Christchurch Wisbech

- 3-Bedroom Detached Converted Barn
- Just Under 2 Acres
- South Facing Rear Garden
- Huge Potential: Planning for triple garage, barn conversion to 6 bedrooms, pool potential, with reception rooms such as Cinema room, games room, gym and large vaulted lounge/sitting room with views
- Spacious Living Areas
- Rural Location
- Accessed via a long tree lined tucked-away drive
- Modern Features such as Integrated kitchen, underfloor heating, bi-fold doors, 2 air source systems, and 16 owned solar panels

Tenure: Freehold EPC Rating: B

Council Tax Band: G

£650,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128527



Property Ref:
WSB128527 - 0002

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.



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