



Brimstone Lodge Padgetts Road, Christchurch

Wisbech

RICHARD
BOOTH
ESTATE AGENTS



£950,000

Brimstone Lodge Padgetts Road

Christchurch, Wisbech

This immaculately presented five bedroom detached house offers an impressive living space of almost 2,500 square feet and set within a superb plot of approximately 1.25 acres (subject to survey) with a yard and barns offering great storage/workshop facilities and scope for conversion (subject to planning).

The property boasts five double bedrooms, including a generous master suite with ensuite, and provides extensive ground floor accommodation that features two living rooms and two kitchens with the main kitchen providing an excellent kitchen/dining space. In addition there is a large conservatory and an office. This versatile layout offers excellent potential for annexe living, making it ideal for multi-generational families or those seeking additional guest accommodation.

Adjoining the main residence is a yard which can be accessed independently and two substantial barns which would suit those wishing to run a business from home or seeking potential for conversion (subject to planning).

Throughout the home, the presentation is of a very high standard, with well-maintained interiors and an abundance of natural light. The property enjoys far-reaching, attractive countryside views, enhancing the sense of peace and privacy.

This is a rare opportunity to acquire a beautifully maintained family home with significant potential in a highly sought-after rural setting. Viewing is highly recommended to fully appreciate the space and versatility on offer.



- Immaculately Presented Detached Home of Almost 2,500 Sq Ft
- Superb Plot of Approximately 1.25 Acres (sts)
- Adjoining Yard & Buildings Offering Excellent Scope for Business Use or Potential for Conversion (Subject to Planning Consent)
- 5 Double Bedrooms (Master with Ensuite)
- Extensive Ground Floor Accommodation with 2 Kitchens
- Excellent Potential for Annexe Living
- Superbly Presented Throughout & Well Maintained Grounds
- Far Reaching Attractive Countryside Views
- Viewing Highly Recommended

Council Tax Band: E

Tenure: Freehold

ENTRANCE HALL

With door to front aspect, stairs to first floor with under stairs storage cupboard, tiled floor, radiator.

LOUNGE

With double glazed windows to front and side aspects, cast iron wood burner with stone surround, radiator. French doors to conservatory.

CONSERVATORY

With doors and double glazed windows providing a superb view across the garden and countryside beyond, 2 radiators.

KITCHEN/DINING ROOM

With a range of fitted wall and base level storage units, work surfaces and drawers, sink unit and drainer, built-in electric double oven, hob and extractor hood, integrated dishwasher, radiator, double glazed window to rear aspect with an attractive view over the garden and fields beyond.

CLOAKROOM

With double glazed window to front aspect, vanity unit with wash basin, low level WC, heated towel rail.





OFFICE

With double glazed window to front aspect, fitted computer desk, radiator.

FAMILY ROOM

This room could be used as a separate annexe room as a living/bedroom. The room has 2 double glazed windows to side aspect, double glazed window to front aspect and a radiator.

SECONDARY KITCHEN

With 2 double glazed windows and French doors to rear aspect, fitted with a range of matching wall and base level storage units, work surfaces and drawers, sink unit and drainer, electric oven and hob, plumbing for washing machine, radiator.

FIRST FLOOR GALLERIED LANDING

With double glazed window to front aspect giving a superb view across surrounding countryside.

BEDROOM 1

'L' shaped to include a dressing area. With double glazed windows to front and rear aspects giving superb view of surrounding countryside, range of fitted wardrobes, 2 radiators.

ENSUITE

Comprising a modern suite of panelled bath, pedestal hand wash basin, low level WC, separate shower cubicle, double glazed window to front aspect, heated towel rail.

BEDROOM 2

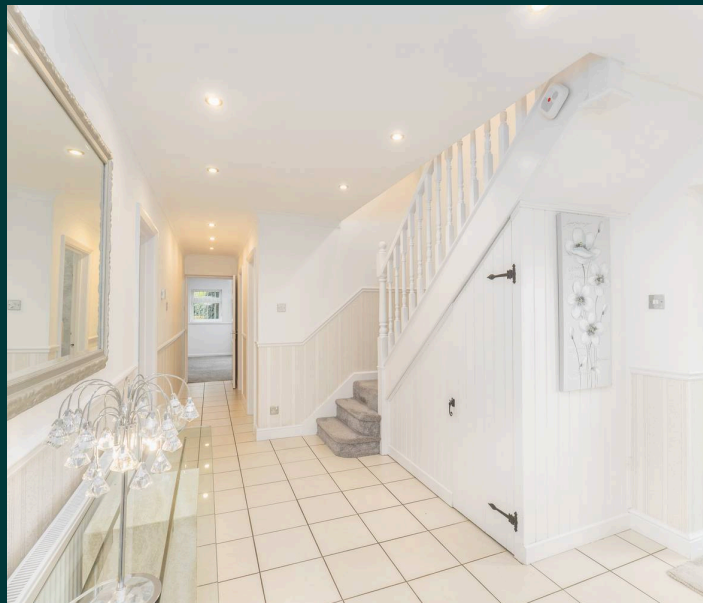
With double glazed window to the rear giving a superb view across the garden and countryside beyond, radiator.

BEDROOM 3

With double glazed window to the rear giving a superb view across the garden and countryside beyond, radiator.

BEDROOM 4

With double glazed window to the rear giving a superb view across the garden and countryside beyond, radiator.



BEDROOM 5

With double glazed window to front aspect giving a superb view across countryside, radiator.

BATHROOM

With suite comprising low level WC, vanity unit with wash basin, panelled bath, separate shower cubicle, 2 double glazed windows to front aspect, heated towel rail.

OUTSIDE

The property sits in a superb plot of approximately 1.25 acres (sts).

There are extensive lawned gardens surrounding the house with the rear having an extended area of paved patio and an assortment of shrubs and bushes. The rear garden is enclosed by hedging and has a most attractive view across open countryside. Also within the garden is an area of orchard with plum, apple and cherry trees.

A significant feature of this property are 2 substantial barns (1 being a former piggery) which offers excellent scope for those wishing to run a business from home or for potential conversion (subject to obtaining any necessary planning consents).

The first barn measures approximately 44'11" x 35'10" and has a concrete floor and power and light connected.

The second barn, which is the former piggery, is divided into a number of different storage areas with the measurements as follows:

Store 1 - 55'1" x 20'6"

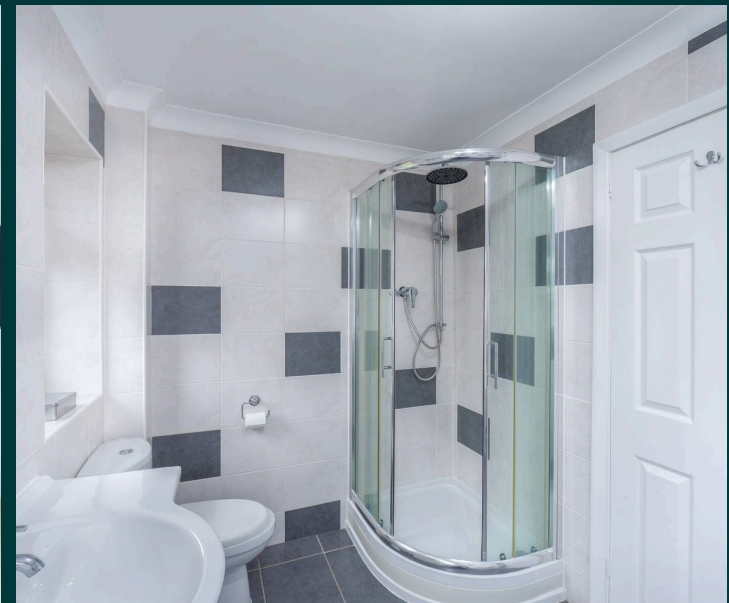
Store 2 - 25'9" x 23'4"

Store 3 - 25'9" x 16'8"

Store 4 - 19'11" x 14'2"

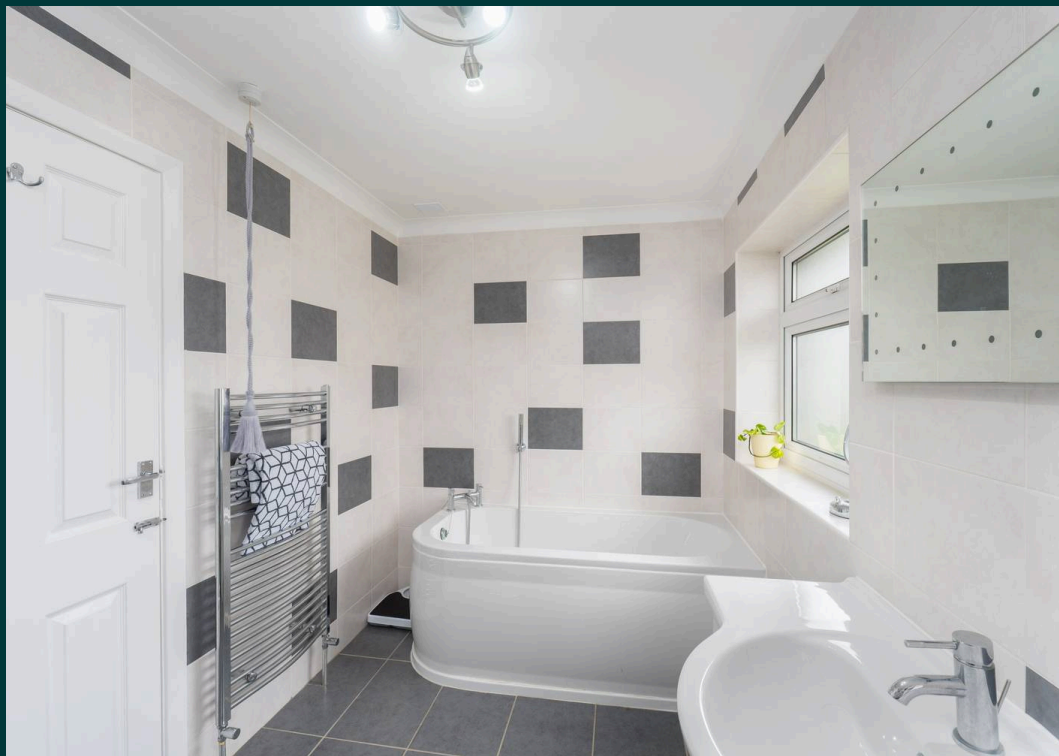
Store 5 - 14'2" x 5'6"

Once again this barn has a concrete floor and power connected.



The property has 2 accesses, 1 serving the main house with an in-out driveway having 2 sets of double gates, whilst the other access serves the yard and has electric double gates. There is extensive parking within the driveway and further extra parking and turning within the adjoining yard.







Approximate Gross Internal Area
 Ground Floor = 136.9 sq m / 1473 sq ft
 First Floor = 94.2 sq m / 1014 sq ft
 Outbuildings = 387.0 sq m / 4167 sq ft
 Total = 618.1 sq m / 6654 sq ft



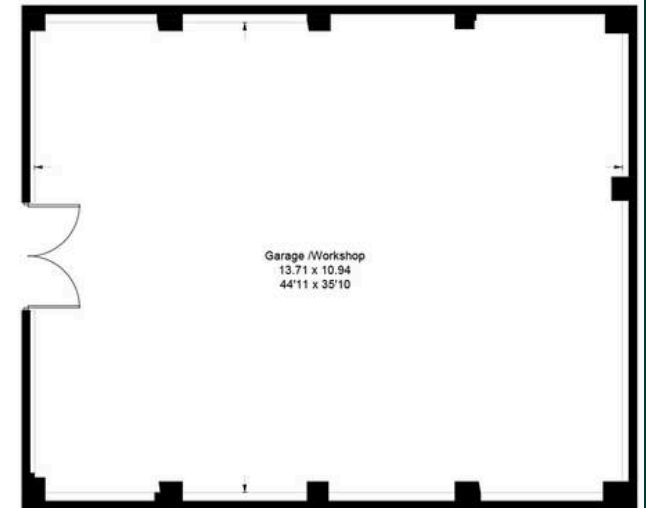
First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1336178)



Richard Booth Estate Agents

Ely

01353 521267

info@richardbooth.org

richardbooth.org

These particulars are for guidance only and do not form part of any contract. Descriptions, measurements, and details are given in good faith but should not be relied upon as fact; buyers must verify accuracy themselves. No employee is authorised to make representations or warranties regarding this property. Measurements are approximate, and floor plans, photos, fixtures, and fittings are illustrative only.

