



- Substantial Detached Modern Family Home Set Over Three Floors
 - Set In Just Over 8.5 Acres of Gardens and Paddock Grazing
- Ideal for Private Equestrian Use Having Three Stables, Tack Room and Hay Store
 - In and Out Driveway, Ample Vehicle Parking and Garage
- Rural Location with Open Views over the Surrounding Countryside
 - Potentially Available With No Upward Chain

GENERAL AND SITUATION

Approximate Distances:

Wisbech and Downham Market 8 miles • Kings Lynn 10 miles • Peterborough 30 miles

Easy access to A47

A substantial, detached, modern family home set over 3 floors, ideal for private equestrian or smallholding use having three stables, tack room, hay store and paddock grazing, with formal gardens and ample parking, set in just over 8.5 acres, in an accessible rural location with lovely views.

The property has been utilised as a family home where the vendors formerly kept their own horses and livestock. It is now offered for sale due to a downsize.

Situated on the fringe of the village of Marshland St James, the area is renowned for its good outriding along numerous dykes, tow paths and verges. Herrington St John has a range of local amenities, whilst a wider range of facilities can be found in Wisbech, Kings Lynn and Downham Market. The A47 gives excellent access to Peterborough.

THE RESIDENCE

A modern four bedroom family home benefitting from oil-fired central heating and double glazing throughout. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is via an **Entrance Porch** with laminate flooring that leads on into an **Entrance Hallway**, which has stairs off to the first floor and wooden flooring. An archway leads to a **Side Hallway** with a window and door to the rear elevation.

To the left is a large, light and airy **Reception Room**, with wooden flooring, two windows to the front elevation and one to the rear, a brick fireplace with wooden mantle above and a logburner. Double patio doors lead out to the garden.

Also located off the hallway is the **Formal Dining Room** which has a continuation of the wooden flooring and double patio doors out to the side and rear gardens, and a **Cloakroom** with wash hand basin and WC.

The **Kitchen / Breakfast Room** is fitted with a range of wall and base units with rolled edge work surfaces and tiled splash backs including a fitted breakfast bar with storage. There is a 1½ bowl sink unit with mixer tap, integrated appliances including electric oven and grill, five ring LPG hob, dishwasher and wine cooler, plus space for a free-standing fridge freezer. Dual aspect windows to the front and side elevations give plenty of natural light, and there is tiled flooring.

The **Utility Room** has a range of fitted units with rolled edge work surfaces, single drainer sink unit with mixer tap and tiled splash backs, plumbing for washing machine, space for a tumble drier and space for American style fridge freezer. There is tiled flooring and a window to the rear. The oil-fired boiler is located within the utility room.





To the **First Floor** the **Landing** has a useful **Store Room**, used as walk-in wardrobe that also houses the water tank. The **Landing** gives access to **Four Double Bedrooms**, the **Principal Bedroom** having an **Ensuite Bathroom**. There is also a **Family Bathroom**, comprising a free-standing claw foot bath with central taps, wash hand basin, WC, shower cubicle, tiled flooring and part tiled walls and a heated towel rail.

Stairs from the first-floor landing lead off to the **Second Floor**, which has **Two Rooms** that could offer potential for further bedrooms. One is currently utilised as an **Office** and the other as a **Store Room**. NB both have some sloping ceilings/ restricted head height in places



OUTSIDE, OUTBUILDINGS & LAND

The property is set back from a quiet country lane, from which there are two entrances and a gravel drive leading to ample parking spaces to the front of the residence.

There are small front and side lawned gardens, part enclosed with laurel hedging. The gravel drive continues past the side of the residence through a five-bar timber gate, to a further parking area and a **Detached Garage**.



To the rear and side of the house there are pleasant lawned gardens, enclosed with hedging and timber paneled fencing, which wrap around the house. Adjoining the residence is a very large brick pavier **Patio** enclosed with a low retaining wall and a covered timber **Outside Seating/Entertaining Area**.

The **Purpose-Built Stable Yard** is constructed of timber under an onduline roof, with a concrete base, power and lighting, incorporating **Three Loose Boxes**, **Tack Room** and **Hay Store**.

The **Land** lies to the rear of the property in a number of **Level Paddocks** mainly enclosed with post and rail fencing. There is separate access to the land further along the lane.



IN ALL APPROX. 8.5 ACRES
(About 3.4 Hectares)

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RURAL SCENE

Equestrian | Smallholdings
Residential | Farms | Lifestyle



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.
Approximate Gross Internal Area
3391 sq ft - 315 sq m

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

BOROUGH COUNCIL OF KING'S LYNN AND WEST NORFOLK

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING E COUNCIL TAX D

DIRECTIONS

From Peterborough take the A47 eastbound, go past Wisbech, and at the roundabout at West Walton, adjacent to the petrol filling station, turn right. Continue for about 300 yards to a T-junction and turn right again, signposted Marshland St James. At the crossroads in Marshland St James go straight on, out of the village, passing a pub on the left-hand side and then a small livery yard on the right-hand side. Go over the bridge and proceed until reaching a large detached grey house on the right-hand side. Take the next turning left over a bridge and continue for about one mile. Willow Farm will be found set back from the lane on the left-hand side, just before a sharp left-hand bend.

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited **WILLOW FARM** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.