



S

THE STORY OF

Blackberry Farm

Friday Bridge, Cambridgeshire

SOWERBYS



THE STORY OF

Blackberry Farm

21 Back Road, Friday Bridge
Cambridgeshire, PE14 0HU

Detached Period Family Home

A Wealth of Retained Character Features & Charm

Beautifully Presented Accommodation
Extending to Approximately 2,287 Sq. Ft.

Spacious 20'x15' Kitchen/Dining Area

Multiple Well-appointed Reception Rooms

Family Bathroom and Ground-
Floor Shower Room

0.5 Acres of Private Gardens Backing
Open Farmland (STMS)

Gated Driveway with Ample Off-Road Parking

Garaging, Double Carport and
Additional Workshop/Stores

Village Location with Excellent
Access to Local Amenities

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com





Nestled in the heart of the popular village of Friday Bridge, Blackberry Farm is a much-loved detached family home offering over 2,280 sq ft of accommodation, complemented by substantial outbuildings, a garage, carport and beautifully maintained gardens extending to just over 0.5A (stms) backing onto open countryside.

Owned and cherished by the same family for almost three decades, this characterful home has evolved alongside its owners, providing generous living spaces designed for family life, entertaining and creating lasting memories. At its heart lies a spacious 20' family kitchen/ diner, a natural gathering place where family and friends come together, while enjoying uninterrupted views across the garden and neighbouring farmland.

“From spring through winter, the sunsets across the fields are simply breathtaking..”

The ground floor offers a versatile and welcoming layout, featuring a comfortable lounge, separate dining room, family room, conservatory overlooking the gardens, utility room and shower room. Upstairs, five well-proportioned bedrooms provide flexible accommodation for growing families, home working or guest space, well served by a spacious family bathroom.





Outside is where Blackberry Farm truly comes into its own. The expansive lawned gardens, framed by mature trees, established planting and colourful flowerbeds, create a private and tranquil setting. Beyond the garden, open fields stretch towards the horizon, providing breathtaking sunsets throughout the seasons and an ever-changing countryside backdrop. Whether entertaining guests, enjoying family gatherings or simply relaxing with the sound of birdsong, this is a garden designed to be enjoyed.

Further enhancing the property are the extensive outbuildings, including a garage, carports and stores, offering excellent storage, workshop potential or opportunities for a variety of hobbies and lifestyle needs.

The location perfectly balances rural tranquillity with everyday convenience. Scenic countryside walks begin virtually from the doorstep, making it ideal for dog owners and outdoor enthusiasts, while local pubs are within easy walking distance. Nearby Wisbech provides an excellent range of amenities including supermarkets, retail parks, leisure facilities, a cinema and a variety of eateries.

Adding a unique touch to the home's history, Blackberry Farm was formerly a working pig farm and takes its name from the beloved Blackberry Farm children's books, with charming stained-glass features inspired by characters such as Ernest Owl and Joe Robin adding personality and character to the property.





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.

Friday Bridge

HISTORY MEETS PEACEFUL COUNTRYSIDE
IN A WELL-PLACED VILLAGE

A small Cambridgeshire village, Friday Bridge is around three miles south of Wisbech. The village has a Post Office and store, a pub - The Chquers Inn - and a primary school.

Commonly known as the Capital of the Fens, the attractive and historic market town of Wisbech is renowned for its elegant Georgian architecture. The town has an abundance of amenities to offer, such as a theatre, swimming pool, library, good schools and the Horsefair Shopping Centre. Browse the shops or visit the market on a Thursday or Saturday with a wide range of traders offering locally grown produce and plants.

Explore the surroundings by taking a leisurely walk through the tranquil gardens in the heart of the town centre, which have been awarded a commendation award for Innovation for its links to the town's Merchant Trail. The Merchant's trail shares the history of the many famous characters of the town, telling the story of how Wisbech became one of the most prosperous ports in the country during the 18th and 19th centuries.

Wisbech Park is just a five minute walk from the town centre. Extending to over 12 acres, the facilities include tennis courts, bowls green, two children's play areas and a multi-use games area for five-a-side and basketball.

Once owned by a Quaker banking family for over 150 years, Peckover House and Gardens is a classic Georgian merchant's town house, which is certainly worth a visit. Now in the care of National Trust, Peckover House is an oasis hidden away from the town centre with two acres of beautiful Victorian gardens.



Note from the Vendor



“Blackberry Farm was inspired by Jane Pilgrim’s stories, with the front stained-glass door of characters, Ernest Owl and Joe Robin.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref: - 0067-2842-7156-9621-2211

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: ///lined.clap.snuck

AGENT'S NOTE

The current vendors have obtained planning permission for a three bedroom dwelling within the grounds of the property. The reference is F/YR16/0483/F if a buyer wishes to exercise this in the future.

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

