

Sandy Lane

Tydd St Giles, Wisbech, PE13 5PG

Offers In Excess Of £750,000 - Freehold, Tax Band - C

5 4 3 D

Floor Plan



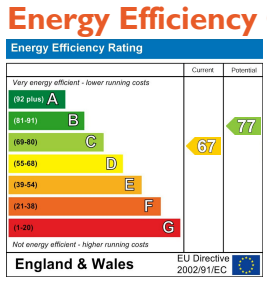
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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A superb bespoke barn conversion set within approximately one-third of an acre of beautifully landscaped gardens, enjoying a peaceful and private rural setting.
This impressive property offers beautifully presented and versatile accommodation, combining traditional barn character with modern comforts and a touch of luxury. Surrounded by tranquil countryside, it provides an ideal opportunity for those seeking a peaceful rural lifestyle, while remaining conveniently positioned for an 18-hole golf course, leisure facilities, and fishing lakes.
The vendor is also happy to negotiate the sale of a further approximately 2.2 acres of paddock and garden land exclusively to the new owners, offering additional space and privacy.

Privately positioned amidst the tranquil rural surroundings of Sandy Lane, Tydd St Giles, Wisbech, this exceptional bespoke barn conversion represents a rare opportunity to acquire a truly distinctive country residence. Combining timeless architectural character with contemporary luxury and an exceptional degree of flexibility, the property offers an enviable rural lifestyle surrounded by open countryside, while remaining conveniently placed for local amenities and leisure pursuits, including an 18-hole golf course, leisure facilities and renowned fishing lakes.
Originally converted in 2003 to an exacting standard and subsequently transformed through a substantial extension and comprehensive programme of updating in 2021, the property has been thoughtfully designed to celebrate its heritage while providing every comfort expected of modern living. Exposed beams, vaulted ceilings, natural timber detailing, and bespoke craftsmanship feature prominently throughout, creating a sense of warmth, authenticity, and understated elegance. Underfloor heating extends throughout the entire ground floor, adding to the exceptional level of comfort.
At the heart of this remarkable home lies the impressive handmade kitchen and breakfast room. Designed as a true social hub, the space is enhanced by a dramatic vaulted ceiling, exposed timbers, and a charming snug seating area, creating an inviting environment for relaxed mornings, family gatherings and entertaining alike. A beautifully considered layout is complemented by a separate utility room and an elegant dining room, ideally suited to more formal occasions.
The principal living spaces flow effortlessly into the magnificent sitting room, where an attractive fireplace and wood-burning stove provide an atmospheric focal point. Bespoke sliding doors open onto the south-facing patio and gardens, creating an exceptional sense of connection between the house and its surroundings and allowing natural light to flood the living space.
The accommodation is both extensive and remarkably versatile. Two generously proportioned double bedrooms occupy the ground floor, together with a luxurious family bathroom. An adjoining annexe wing introduces an additional level of flexibility, ideal for multi-generational living, extended family, or private guest accommodation. This independent-feeling space incorporates an inner hallway, dressing room, principal bedroom, and beautifully appointed ensuite bathroom.
The first floor continues to impress, with a generous landing leading to two further double bedrooms, each enjoying its own ensuite facilities. A particularly striking timber mezzanine and study area adds architectural drama and provides an inspiring space for work, reading, or relaxation, while also leading to a further double bedroom. The result is a home that offers considerable accommodation without compromising on character or individuality.
Outside, the property's appeal continues with beautifully established cottage-style gardens designed to complement its idyllic countryside setting. Mature planting, expansive lawned areas and wraparound gardens create a private and peaceful backdrop, with numerous opportunities to relax, entertain or simply enjoy the surrounding landscape.
A substantial barn-style triple garage and carport provides exceptional garaging, storage, and further potential. Subject to the necessary planning consents, the building may also offer scope for conversion or ancillary accommodation, adding another dimension to the property's already impressive versatility.
By separate negotiation, and available exclusively to the purchaser of the barn, is the opportunity to acquire approximately 2.2 acres of adjoining paddock and lawned grounds as denoted
on the ariel photo illustrated by the yellow outline. Offering an increasingly rare expanse of private land, this additional acreage could appeal to those seeking equestrian possibilities, recreational space or simply the freedom to enjoy the countryside on a larger scale. Price on application.
This is a home of genuine individuality and presence, where original barn character, refined modern comforts and an enviable rural setting come together effortlessly. Offering exceptional accommodation, beautifully considered living spaces and the potential to acquire substantial additional land, it presents a compelling opportunity to embrace a more private, spacious, and luxurious country lifestyle.

























Entrance Hall
3.97 x 1.92 (13'0" x 6'3")

Living Room
4.65 x 6.57 (15'3" x 21'6")

Dining Room
3.43 x 5.13 (11'3" x 16'9")

Entrance Porch
1.09 x 1.34 (3'6" x 4'4")

WC
1.08 x 1.51 (3'6" x 4'11")

Kitchen Breakfast Room
9.04 x 4.36 (29'7" x 14'3")

Snug
2.69 x 3.73 (8'9" x 12'2")

Utility Room
2.00 x 1.53 (6'6" x 5'0")

Hallway
3.32 x 0.98 (10'10" x 3'2")

Gym/Bedroom Six
3.31 x 2.65 (10'10" x 8'8")

Bedroom Two
3.32 x 2.25 (10'10" x 7'4")

Bathroom
1.99 x 2.24 (6'6" x 7'4")

Dressing Room To Master Bedroom
4.19 x 2.45 (13'8" x 8'0")

Master Bedroom
4.22 x 5.05 (13'10" x 16'6")

En-Suite To Master Bedroom
4.19 x 2.46 (13'8" x 8'0")

Landing
2.30 x 1.93 (7'6" x 6'3")

Bedroom Three
3.66 x 4.78 (12'0" x 15'8")

En-Suite To Bedroom Three
3.65 x 1.75 (11'11" x 5'8")

Bedroom Four
4.39 x 4.36 (14'4" x 14'3")

En-Suite To Bedroom Four
2.69 x 3.66 (8'9" x 12'0")

Study
3.19 x 4.67 (10'5" x 15'3")

Bedroom Five
4.52 x 3.25 (14'9" x 10'7")

Garage
5.75 x 8.88 (18'10" x 29'1")

EPC - D
67/77

Tenure - Freehold