



10 Willows Close
Tydd St. Mary | Lincolnshire | PE13 5QR

 FINE & COUNTRY

IDYLLIC VILLAGE HAVEN



This executive detached family home offers an exceptional blend of modern living and generous space on a plot of around a third of an acre.

With an open-plan kitchen diner featuring bi-fold doors that lead out to the garden, five bedrooms including ensuites, and a host of entertaining areas.

The property promises effortless family life and memorable gatherings in a peaceful rural setting. A truly exceptional choice for discerning buyers seeking village charm with contemporary comforts.



KEY FEATURES

- An Impeccably Presented, Executive Detached Home in Tydd St Mary
- Five Bedrooms, Two with En Suites and a Family Bathroom
- Large Open-Plan Kitchen Diner with Bi-Folds
- Lounge with Open Fire and Conservatory Overlooking the Garden
- Study and Playroom
- Extensive Plot of around 0.3 of an acre (stms)
- Double Garage with Storage and Sweeping Block Paved Driveway with Ample Parking
- The Accommodation extends to 2,364sq.ft
- Energy Rating: C

Generously proportioned for family life amid countryside surroundings, this is a rare opportunity to acquire a spacious modern home in a sought-after village location with easy access to local amenities and major roads.

Superb Location, Perfect Layout

"We were attracted both to the village and also the plot size it sits on," the owners said when asked what first drew them to the property. Built around 2004, this detached house reflects contemporary village architecture in Tydd St Mary, a parish known for its rural charm and Grade I listed St Mary's Church.

On entering via the front door, you step into a generous hallway where light, space and underfloor heating immediately set a warm, welcoming tone. Off to one side is the impressive open-plan kitchen diner, fitted with ivory gloss units, wooden worktops, two sinks and a breakfast bar, with space for a range cooker and with bi-fold doors that open directly onto the rear patio, making it a superb setting for entertaining. The hallway also leads to a ground floor WC, a versatile study ideal for home working, a play room with dual-aspect windows, and a lounge with an open fire and French doors into a spacious conservatory that in turn opens out to the garden. Upstairs, a galleried landing serves five bedrooms, two with en-suites including a principal bedroom with built-in wardrobes, along with a well-appointed family bathroom.

Improvement & Refinements

The current owners have significantly enhanced their home, not only extending the kitchen and totally refitting it, but also removing a wall that once separated the utility room to create a larger open-plan area with bi-fold doors leading onto a new patio they laid themselves. They also added an en-suite to their daughter's bedroom for greater privacy, while updating the master en-suite and refreshing the family bathroom along with new flooring and oak doors throughout the property.





KEY FEATURES

So Much To Offer

What distinguishes this property is its seamless flow between family living and entertaining spaces, exemplified by the open-plan kitchen that leads directly out to the garden – “Very handy when hosting barbecues or family get togethers,” the owners remarked. Abundant natural light, a generous plot and frequent wildlife visitations such as muntjac deer combine to create a uniquely tranquil atmosphere within a modern village setting.

Asked about their favourite spaces, the owners highlighted the conservatory as a standout – “Very pleasant to sit in during the warmer months with the doors open and listening to the birds etc.,” they said – while talking about their fondest memories which include using the kitchen diner for entertaining guests, having the bifolds open and just listening to the sounds in the garden, relaxing with a beer on the bench after work, and cooking on the barbecue. “Lots of things come to mind, really, and all those memories of our children growing up in this house.”

The Outside

The property enjoys a generous plot extending to just over a third of an acre, with lawned areas to the front and rear framed by mature trees and boundary hedging, including a prominent front tree festooned with Christmas lights each year. A substantial patio gives way to expansive lawns enriched by established planting, two practical sheds (one newly erected, the other a longstanding tool store), and a greenhouse; this delightful garden has comfortably hosted large gatherings including barbecues for over 50 guests. Offering parking for numerous vehicles, the extensive block paved driveway curves attractively towards the double garage which benefits from fitted shelving and boarded loft storage.

On Leaving

“We will miss the neighbours – really lovely people – the local amenities and general village life to be honest, and also the wildlife with deer visiting the fields and garden. We’ll miss the intimate garden when all the trees are blooming and colourful, sunbathing in privacy, and watching our grandkids playing football in the garden,” the owners reflected.





























INFORMATION



On The Doorstep

Tydd St Mary offers everyday essentials. "There's a village shop, a village pub which serves good food within a short walk, a flower shop, a junior school and nursery locally. There is also a playing field with various slides, swings etc. for children where you can watch the local football team on Saturday afternoons. We also enjoy biking around the area," the owners said. The community cherishes its countryside walks and proximity to schools like Spalding High. The historical market town of Wisbech, just under 7 miles to the south, offers supermarkets, a swimming pool and sports centre, library, museums, a theatre and secondary schools – the state-funded Thomas Clarkson Academy and the sought-after Wisbech Grammar School.

How Far Is It To?

The Hanseatic town of King's Lynn with its excellent shopping and leisure facilities and mainline rail station serving London King's Cross and Cambridge lies around 16 miles away and is a 24-minute drive. March station with a direct rail link to Stansted Airport is 17 miles to the south, while Peterborough is around a 25-mile drive with rail links giving access to London in under an hour or to the Midlands and North. The North Norfolk Coast including Hunstanton is approximately 30 miles north (about 40 minutes by car), the Sandringham Estate roughly 24 miles north (around 30 minutes' drive), and Norwich about 56 miles east (one hour 20 minutes). Major roads such as the A17 and A47 provide swift access from the village.

Directions

Leave King's Lynn on the A17 towards Wisbech. After approximately 10 miles take the first exit at the roundabout onto the A1101 which becomes Wisbech Road and, as signposted for Tydd St Mary, take a right turn into Common Way and continue onto Church Way. Turn left into Low Gate – Willow Close is found to the left and the property is located on the right-hand side.

Services, District Council and Tenure

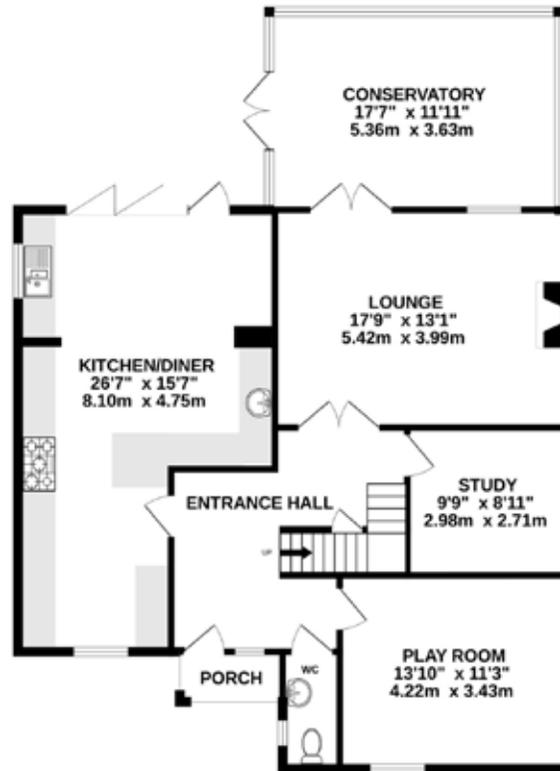
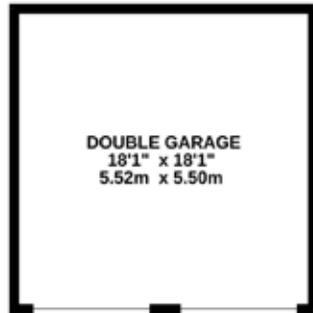
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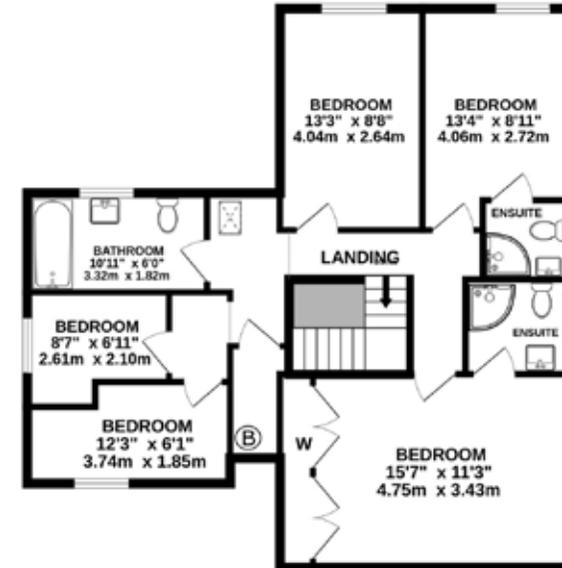
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GROUND FLOOR
1553 sq.ft. (144.3 sq.m.) approx.



1ST FLOOR
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 2364 sq.ft. (219.6 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		
(91-93)	B		
(81-90)	C		
(65-80)	D		
(49-64)	E		
(31-48)	F		
(1-30)	G		
Not energy efficient - higher running costs		72	76

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