



THE STORY OF

Audley House

Murrow, Cambridgeshire

SOWERBYS



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Audley House

Hooks Drove, Murrow,
PE13 4HH

Approx. 2,530 Sq. Ft. (235 Sq. M) Detached Home

Three Bedrooms Including Principal Suite
with Dressing Room and En-Suite

Around 4.2 Acres (STMS) of Grounds

Equestrian/Lifestyle Potential Stables,
Barns and Additional Outbuildings

Triple Garage with Gym Room Above

Spacious Kitchen/Family Room Plus Sun Room

Versatile Loft Room, Ideal for Office/
Hobby Space or Potential Fourth Bedroom
with Building Control Approval

Solar PV Panels to Rear Roof

Biomass Boiler (Plus Additional
Heating Options)

Stunning Rural Views with Memorable
Sunrises/Sunsets and Local Wildlife

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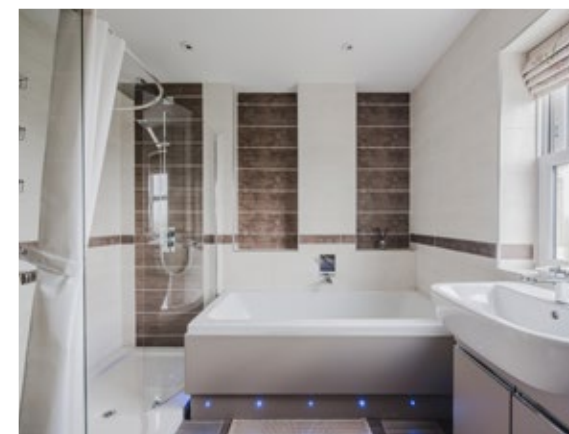
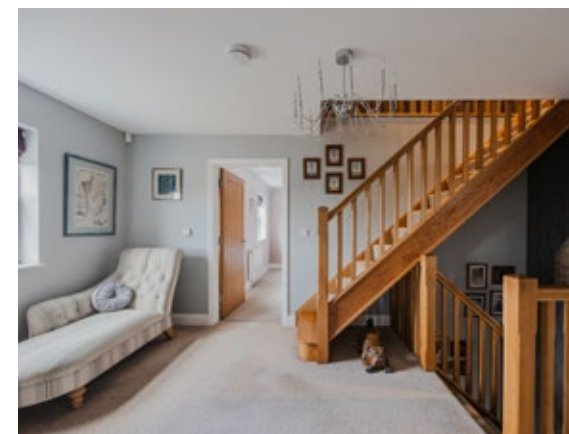
Every home has a story to tell - and Audley House is one of space, sky and a truly rewarding outdoor lifestyle. Enjoying wide rural views and set within around 4.2 acres (STMS), this substantial detached home extends to approximately 2,530 sq ft (235 sq m) and offers the perfect blend of comfortable family living, modern practicality and equestrian-ready potential.

One of the owners' favourite parts of living here has been the everyday connection to nature: beautiful sunrises and sunsets, big open Fenland horizons, and regular visits from local wildlife including roe and muntjac deer and owls. It's a setting that feels peaceful and private, yet well placed for access into Wisbech and beyond.

Inside, the accommodation is designed around real life. At the heart of the home sits the much-loved family room - described by the owners as their favourite spot, filled with warm memories and ideal for gathering together. Complemented by generous living space and a flexible layout, the home also includes a bright sun room that makes the most of the outlook, plus additional versatile rooms that suit modern needs such as working from home or hobbies.

Upstairs, on the first floor, there are three bedrooms, including a principal suite with a dressing room and en-suite, alongside a family bathroom. On the second floor, there is valuable extra space currently used as an office and cinema/TV lounge. This space has the appropriate current consents for a change of use to a fourth bedroom. In addition, on this floor, there are two further rooms currently used for storage.





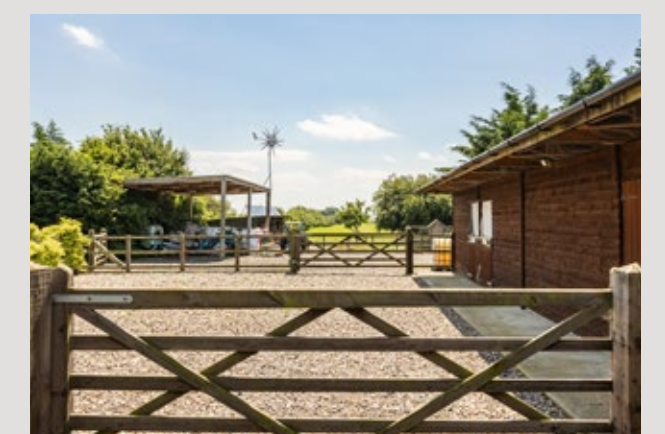
Outside is where Audley House truly comes into its own. Moving here gave the current owners the freedom and room to keep and ride horses, embracing a more outdoors-led way of life that the land, facilities and setting support beautifully. There is an excellent range of outbuildings including stables and barns, together with a substantial driveway providing extensive parking and leading to a triple garage.

Above the garage is a versatile, self-contained room accessed via its own external staircase. Currently used as a gym, it offers excellent flexibility and could equally serve as a home office, studio, hobbies room or occasional bedroom. Subject to any necessary consents, there is also potential to create a self-contained annexe, with services already in place nearby, making this an attractive opportunity for those seeking multi-generational living, guest accommodation or independent space for older children.

Importantly, the home also benefits from efficiency-minded features including Solar PV panels to the rear roof and a biomass boiler, helping to support a more sustainable approach to rural living.

The garden has also flourished since the owners moved in (2010), maturing over time into a wonderfully established outdoor space that feels settled and ready to enjoy from day one. And for days out, Peckover House in Wisbech remains a favourite nearby place to explore.

Comfortable, spacious and modern - Audley House is a rare lifestyle opportunity offering land, views and flexibility in equal measure. Viewing is highly recommended to appreciate the setting, the accommodation and everything this home makes possible.



Murrow

KNOWN FOR ITS AGRICULTURAL HISTORY

Murrow is a charming village situated in the Fenland district of Cambridgeshire, England. Known for its picturesque landscapes, tranquil environments, and tight-knit community, Murrow offers a unique blend of rural serenity and accessibility to nearby towns and cities. The village is characterised by its agricultural heritage, scenic countrysides, and welcoming residents.

Dating back to medieval times, its name is believed to have originated from the Old English “mor” meaning marshland, indicative of its Fenland location. Historically, Murrow was part of the extensive Fenlands, which were drained in the 17th century to create fertile agricultural land. The village retains much of its historical charm, with several old buildings that offer a glimpse into its past.

Boasting a close-knit community where residents often come together for local events and activities, the village hall is a focal point for community gatherings, including social clubs, fitness classes, and local fairs. The annual Murrow Street Fair is a highlight, bringing together residents and visitors for a day of fun, food and entertainment.

While Murrow maintains a rural feel, the village has several local businesses, as well as a pub, The Bell, and an infant school. A Post Office and shop can be found in nearby Parson Drove. For more extensive shopping and services, residents often travel to nearby towns like Wisbech, which is approximately seven miles away and provides a wider range of shops, supermarkets and healthcare facilities. Murrow is well-connected by road, with the A47 providing access to larger towns and cities. Public transport is available, with bus services linking the village to Wisbech, March and Peterborough. The nearest railway station is in March, offering connections to major cities including London, Cambridge and Ely.



Note from the Vendor



“We’ve loved the rural views, beautiful sunrises and sunsets, plus the wildlife of roe and muntjac deer and owls.”



SERVICES CONNECTED

Mains electricity with solar PV panels on roof. Mains water, drainage to private treatment plant. Oil fired central heating and additional biomass boiler.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 5235-2524-8400-0682-9226

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: /// insist.custodian.atlas

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SOWERBYS

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