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Church House
St Peters Road
Upwell



A BEAUTIFULLY PRESENTED PERIOD FAMILY HOME IN THE HEART OF THE PRETTY VILLAGE OF UPWELL OVERLOOKING WELL CREEK RIVER

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Church House, 1 St Peters Road, Upwell, PE14 9EH

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RECEPTION HALL

With stained glass door in from the front aspect, this welcoming hall features attractive tiled floor, and has stairs leading to the first floor. Doors open to the sitting room, dining room, kitchen, and the rear garden.

SITTING ROOM

A beautifully proportioned room, with windows to the front aspect overlooking Well Creek River, along with a bay window to the rear overlooking the sun terrace and garden beyond. A focal point is given by a stone open fireplace, while to the opposite wall there are floor to ceiling mahogany library shelves. There are exposed, polished floorboards and central beam to the ceiling. A glazed door opens to the sun terrace and an ingenious sliding period door opens to the ground floor of the annexe.

DINING ROOM

This lovely formal dining room has a heavily timbered ceiling and an Inglenook fireplace with bressummer beam over and pamment hearth, a wood panelled wall has a partially glazed door opening to the kitchen, and there are two windows to the front aspect as in the sitting room. Once again there is an exposed wooden floor.

KITCHEN

The kitchen is accessed from both the reception hall and dining room, and you enter a 'snug' area. This area offers a lovely seating area, with a 'back' staircase to the first floor. A feature has been made of a former fireplace and attractive pamment style floor tiles continue through from here to the kitchen. The bespoke fitted kitchen features an excellent range of base storage units with granite worksurfaces over, further storage is given by larder units. A handmade island unit provides further storage and incorporates a







breakfast bar. An inglenook fireplace houses a two-oven electric Aga with fitted drawers alongside. Appliances within the kitchen include a full height fridge, dishwasher, electric oven and gas hob. French doors open to the sun terrace.



SHOWER ROOM

Fitted with oversize shower cubicle, wc and hand wash basin.

LANDING

Having stairs up from the reception hall, exposed timbers to walls and ceiling. Fitted airing cupboard. A second staircase leads up to the

second floor. Windows to both front and rear aspects.

BEDROOM 1

Having a window to the front aspect overlooking Well Creek River.

BEDROOM 2



Once again, this room has a window to the front aspect. Attractive exposed floorboards and fitted storage. A second door opens to a small landing area with staircase down to the kitchen and door to the bathroom.

BATHROOM

A stylish bathroom with large roll top ball and claw foot bath, having a 'telephone' style mixer tap, wc and hand wash basin. Exposed floorboards, chrome towel rail/radiator.

BEDROOM FIVE

Currently used as an office this room has a window to the south, overlooking the garden.

BEDROOM 3

With stairs up from the landing this spacious bedroom has Velux windows to the rear and fitted storage to one wall.

BEDROOM 4

Once again having Velux windows to the rear and fitted storage.

ANNEXE

Living Room

This lovely room has bi-fold doors from the driveway and attractive brick flooring. To either side of these bi-fold doors there is wood panelling, and above them a feature has been made from former organ pipes. Exposed timbers to both walls and ceiling, and a spiral staircase leads up to the bedroom. There are stable doors to the kitchen and rear garden. A feature wall has been created using a reclaimed church organ.

Kitchen

Contemporary kitchen fitted with grey base units with granite worksurfaces to two walls, inset sink unit with mixer tap, range style cooker with hood over. Partially vaulted ceiling with exposed timbers, attractive pamment style tiles to the floor.





Bedroom

Accessed via a spiral staircase this galleried bedroom overlooks the living area and has a vaulted ceiling with Velux windows.

Shower Room

A contemporary 'wet room'; style shower room with both overhead



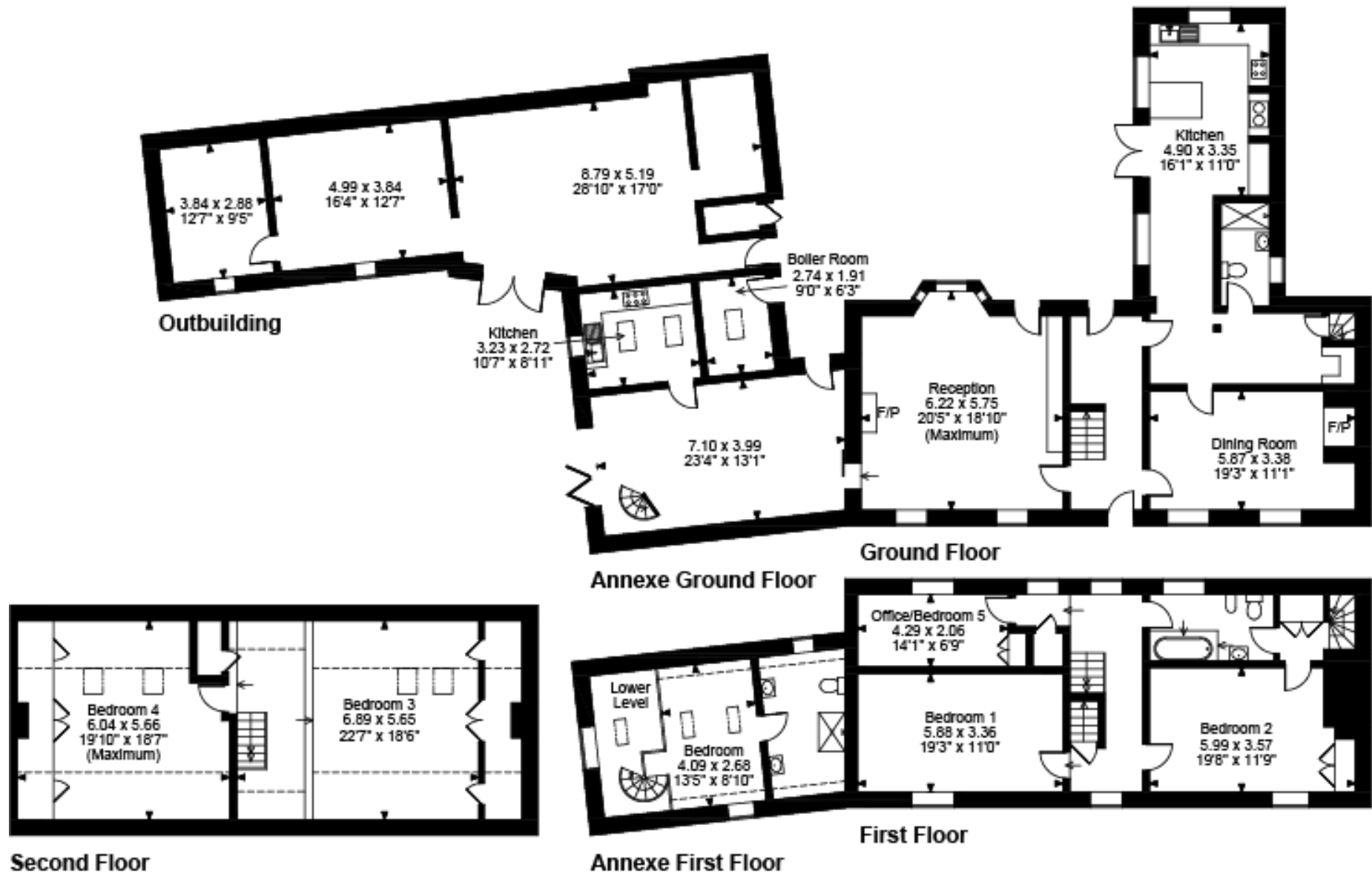
and handheld showers, wc and hand wash basin on bespoke washstand.

EXTERNAL

The property is approached from the road onto a driveway providing parking alongside a range of outbuildings. Currently used as garaging and storage these buildings where part of the planning application which included the annexe and could be converted to provide further accommodation and garaging. The majority of the garden lies to the southern aspect and features a lovely sun terrace accessed from the reception hall, sitting room and kitchen. A block paved path leads between raised beds and is flanked by areas of lawn with pleasant seating areas and borders, to a gate which opens to a further area of garden. This area features a further area of lawn as well as a fenced vegetable garden with greenhouse.



Church House, St. Peters Road, Upwell, Wisbech, Norfolk



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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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GUIDE PRICE £525,000

Understood to date originally from 1728, build after the canal river frontage was dug as part of the Fenland waterway's development during that period. This period home has undergone a program of significant refurbishment and extension to provide character accommodation and multi-generational living spaces, spread over three floors, within the heart of the pretty village of Upwell. Throughout this most individual property the owner has tried to retain and enhance original features, while giving stunning and relaxed environment perfect for entertaining. With stylish bespoke handmade shaker style kitchen with built in inglenook housing an electric fully operational AGA in the main house. The ground floor features two lovely reception rooms containing open fireplace to the lounge and Inglenook fireplace setting in the dining room, the kitchen, snug and shower room also on the ground floor, with 4 exits to the garden making the house light, spacious and airy with primary & secondary staircase to the 1st floor. On the first floor there are three bedrooms and a family (Jack & Jill) bathroom with large roll top bath, a further two bedrooms on the second floor. The adjoining annexe has a lovely reception space and kitchen, along with a double galleried bedroom with shower room accessed via a spiral staircase, with a remarkable feature wall in keeping with the Church theme.



AGENTS NOTE

Alongside the house is off road parking and a range of outbuildings, which were included in a planning permission for the creation of the current annexe and to extend the accommodation with another 2 stage conversions available, creating Garaging, office or potential self-contained 2 story rental properties.

EPC Rating: E
Council Tax Band: E
Tenure: Freehold



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