



THE STORY OF

45 North Brink

Wisbech, Cambridgeshire

SOWERBYS



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Wisbech, Cambridgeshire
PE13 1JX

Offered with No Onward Chain

Grade II Listed Georgian Residence on
Wisbech's Premier Riverside Address

Six Generous Bedrooms Within an
Impressive Four-Storey Home

Bespoke Architect-Designed Open-
Plan Kitchen and Living Space

Elegant Reception Rooms Rich in Period Detail

Extensive Cellars with Excellent
Storage and Further Potential

Beautifully Landscaped Walled Garden

Large Double Garage and Secure Gated Driveway

Seamless Blend of Historic Character
and Contemporary Living

Prime Town-Centre Position with
Amenities and Schooling Close at Hand



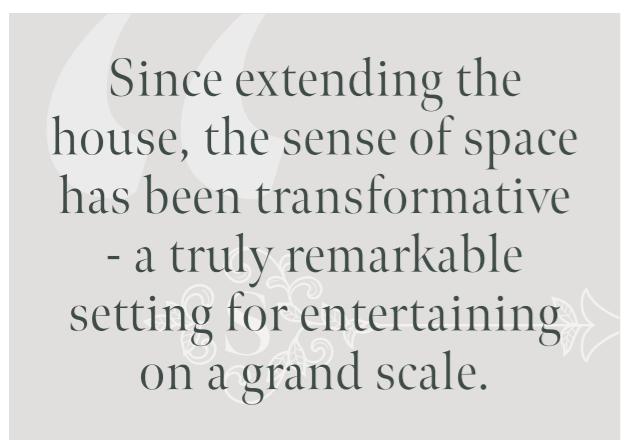
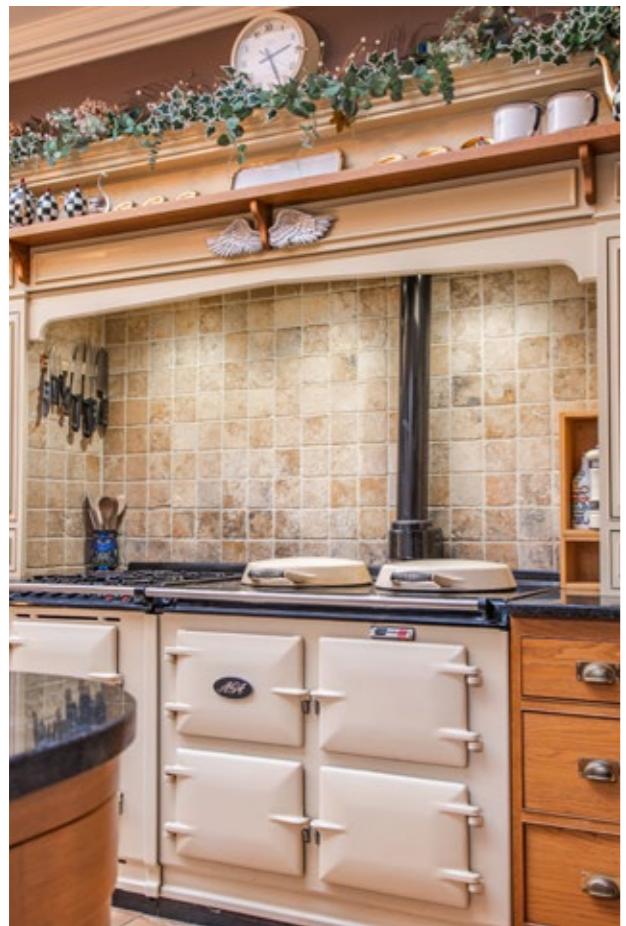


Set along Wisbech's most admired and picturesque riverside frontage, 45 North Brink is a distinguished Grade II listed Georgian residence of notable scale, elegance and warmth. Rich in architectural presence and historic character, this handsome home has been lovingly cared for by the current owners for over two decades, during which time it has been thoughtfully enhanced to support both refined entertaining and comfortable modern family life.

Believed to have originated as a Georgian merchant's house, with intriguing suggestions of a former life as a public house, the property's story is woven into its very fabric. Extensive cellars and evidence of historic riverside wharf access speak to its commercial heritage and long-standing association with the River Nene. These historic elements now sit comfortably alongside carefully considered modern improvements, creating a home of rare balance, authenticity and character.

A particular highlight is the bespoke, architect-designed rear extension, which has transformed the way the house is lived in. This impressive open-plan kitchen and living space forms the heart of the home, flooded with natural light and designed to accommodate both everyday family life and larger social gatherings. Clean contemporary lines and carefully chosen finishes complement the original Georgian proportions, resulting in a seamless blend of period elegance and modern design. Wide doors open directly onto the garden, strengthening the connection between interior and exterior spaces.

To the rear, the private walled garden offers a peaceful and sheltered retreat, entirely separate from the activity of the riverside frontage. Well enclosed and thoughtfully arranged, it provides an ideal setting for quiet mornings, relaxed afternoons or summer entertaining, offering a calm and private outdoor space that feels both practical and restorative.





The River Nene remains a defining feature of the home and is enjoyed primarily from the elegant front-facing rooms and bedrooms, where views across the water and the gentle rhythm of riverside life create an ever-changing backdrop. Passing boats, shifting light and the occasional sighting of wildlife bring a sense of movement and connection that few town-centre homes can offer.

Arranged over four levels, the accommodation is generous, versatile and well balanced. Six well-proportioned bedrooms are complemented by two spacious bathrooms and a selection of reception rooms, allowing the layout to adapt easily to changing lifestyles and needs. The substantial cellar provides excellent storage and presents further potential, subject to the necessary consents, while generous utility areas support the practical demands of a house of this size.

Outside, a large double garage and gated driveway provide secure parking and convenient access, approached discreetly via Wisbech Grammar School. This practical arrangement enhances everyday living while preserving the elegance of the home's principal frontage.

Positioned beside the highly regarded Wisbech Grammar School, the location has long been prized for its convenience. The town centre is only a short walk away, placing shops, cafés and amenities within easy reach. For those who enjoy the outdoors, the surrounding Fenland lanes offer excellent cycling routes, while Wisbech's popular tennis, rugby and hockey clubs, along with the town's leisure centre, are all within easy walking distance.

As Wisbech continues to evolve, North Brink remains a prime address, where historic grandeur, riverside connection and modern convenience combine to create an exceptional Georgian home.



The gardens have been a real labour of love, with expansive patios and carefully designed outdoor spaces that are perfect for hosting.



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.
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Wisbech

HISTORIC MARKET TOWN WITH RICH HISTORY AND VIBRANT AMENITIES

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



"One of Wisbech's most celebrated Georgian riverfronts, steeped in history, with elegant architecture and a rich merchant-house heritage."



SERVICES CONNECTED

Mains water, gas, electricity and drainage. Gas central heating. EV charging port inside garage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:-2836-5929-5500-0452-7296

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: //reverses.heats.busters

AGENT'S NOTE

We understand that the property is Grade II Listed and within the local conservation area.

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

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