



Small Lode, Upwell WISBECH PE14 9BL

Welcome to

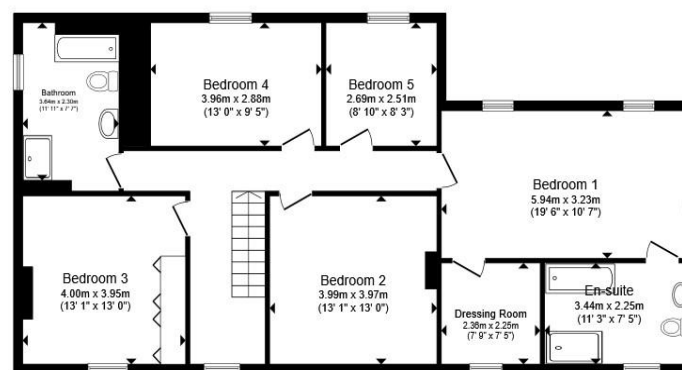
Small Lode, Upwell WISBECH

Situated in the sought-after village of Upwell, this impressive 5 bedroom detached family home offers a rare opportunity to acquire a beautifully presented residence with exceptional equestrian facilities, all set within extensive grounds in a desirable rural setting. Designed for modern family living, the property provides versatile & generously proportioned accommodation throughout. At the heart of the home is a superb open-plan kitchen/breakfast room, ideal for both everyday living and entertaining. A separate utility room adds practicality, whilst the spacious lounge provides a welcoming retreat. Further accommodation includes a formal dining room, a dedicated study, ideal for those working from home, and two ground floor cloakrooms. To the 1st floor are five well-proportioned bedrooms, including an impressive principal suite with a dressing room and en-suite bathroom. The remaining bedrooms are served by a well-appointed family bathroom. Externally, the property truly comes into its own. Occupying substantial grounds, it boasts excellent equestrian facilities including a block of 6 stables incorporating a foaling stable, a 6-bay open-fronted barn and 6 secure paddocks. These outstanding facilities make the property ideally suited to horse owners, equestrian enthusiasts or those seeking a countryside lifestyle. Further enhancing its appeal, planning permission has been granted for a rear kitchen extension, offering exciting scope to create additional living space.





Ground Floor



First Floor

Total floor area 248.0 m² (2,670 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall
Lounge
Kitchen / Breakfast Room
Study
Utility
2 X Downstairs Wc's

First Floor Landing
Bedroom One
Dressing Room
En-Suite
Bedroom Two
Bedroom Three
Bedroom Four
Bedroom Five

Family Bathroom

Agents Note:

'Heating to the property is served by Oil Heating. Please contact the branch for more details'

'Drainage ditches surround land, annual fee paid to Middle Mere Drainage Board £296.16'

'There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch' - There is a covenant about caravans, trailers & boats.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Welcome to

Small Lode, Upwell WISBECH

- 9.5 ACRES OF LAND
- 6 PADDOCKS
- 6 BAY OPEN FRONTED BARN
- FOALING STABLE
- SEMI-RURAL LOCATION
- DRIVEWAY PARKING
- TORNADO HORSE NETTING
- FIVE BEDROOMS

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

£875,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128926



Property Ref:
WSB128926 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk