

School Road

Marshland St. James, Wisbech, PE14 8EY

Offers In Excess Of £485,000 - Freehold, Tax Band - E

4 3 5 E

Floor Plan



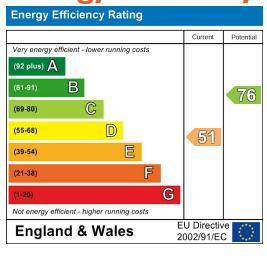
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

School Road

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A unique and spacious former public house set in a peaceful countryside location, with no near neighbours and far-reaching open field views. Offering versatile accommodation ideal for multi-generational living, an independent annex, or business use, the property features a generous open-plan living area with open fire, modern breakfast kitchen, garden room with bi-fold doors, and flexible ground-floor rooms.
Upstairs are three double bedrooms and a family bathroom. The property occupies an enclosed corner plot with well-maintained gardens and a newly built double garage, offering a rare combination of character, privacy, space, and rural living.

A welcoming entrance porch leads into a spacious open-plan living area featuring a charming open fire, creating a warm and inviting space for both family life and entertaining.
The modern breakfast kitchen with integrated appliances flows into the dining room, while recently replaced anthracite grey uPVC windows provide a contemporary finish and excellent insulation.
The versatile ground floor includes a library, storage room, bright garden room with bi-fold doors, hobby room, utility room, cloakroom, shower room and a comfortable bedroom. The garden room enjoys uninterrupted views across open fields and the surrounding countryside.
Upstairs are three generous double bedrooms, including a master with modern en-suite, along with a stylish family bathroom and additional attic storage. The flexible layout also offers potential for an annex, home office or additional living accommodation.
Set on an enclosed corner plot, the property benefits from a beautifully maintained lawned garden with stunning countryside views. A newly built double garage with electric roller door, power and lighting provides excellent additional storage and parking.

Combining original character with modern improvements, this unique home offers generous and flexible accommodation in a peaceful rural setting.

Entrance Porch
1.26 x 1.29 (4'1" x 4'2")

Living Room
3.52 x 7.33 (11'6" x 24'0")

Kitchen
4.17 x 3.43 (13'8" x 11'3")

Dining Room
5.22 x 3.36 (17'1" x 11'0")

Library
3.36 x 4.20 (11'0" x 13'9")

Hallway
3.97 x 1.81 (13'0" x 5'11")

Laundry/Hobby Room
7.01 x 2.77 (22'11" x 9'1")

Utility Room
2.24 x 2.08 (7'4" x 6'9")

Hallway
1.92 x 1.19 (6'3" x 3'10")

Shower Room
3.27 x 1.77 (10'8" x 5'9")

Storage Room
1.92 x 2.65 (6'3" x 8'8")

Garden Room
3.30 x 4.57 (10'9" x 14'11")

WC
2.09 x 1.75 (6'10" x 5'8")



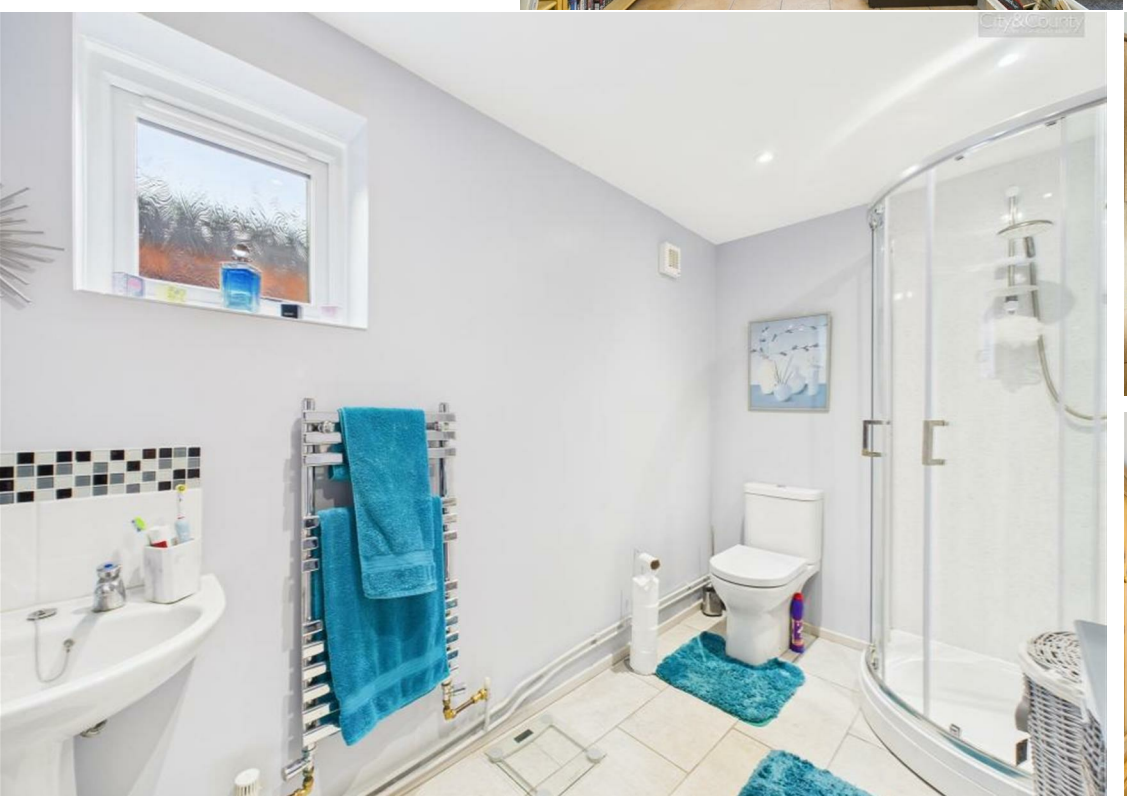


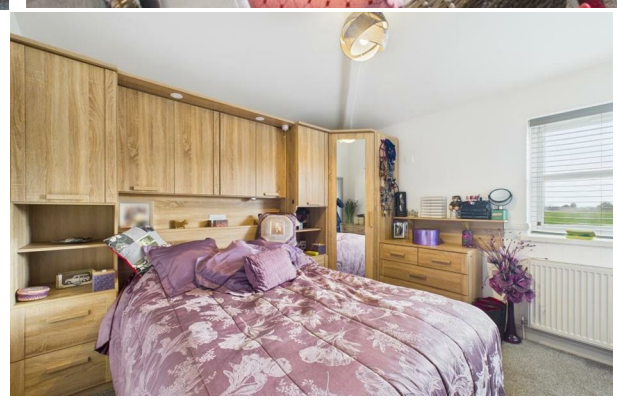




















Bedroom Four
3.54 x 3.35 (11'7" x 10'11")

Landing
3.11 x 1.83 (10'2" x 6'0")

Master Bedroom
3.76 x 3.47 (12'4" x 11'4")

En-Suite To Master Bedroom
1.97 x 3.18 (6'5" x 10'5")

Bedroom Two
3.90 x 3.52 (12'9" x 11'6")

Bathroom
3.22 x 1.66 (10'6" x 5'5")

Bedroom Three
3.53 x 3.87 (11'6" x 12'8")

Attic Storage Room
3.43 x 4.32 (11'3" x 14'2")

EPC - E
51/76

Tenure - Freehold