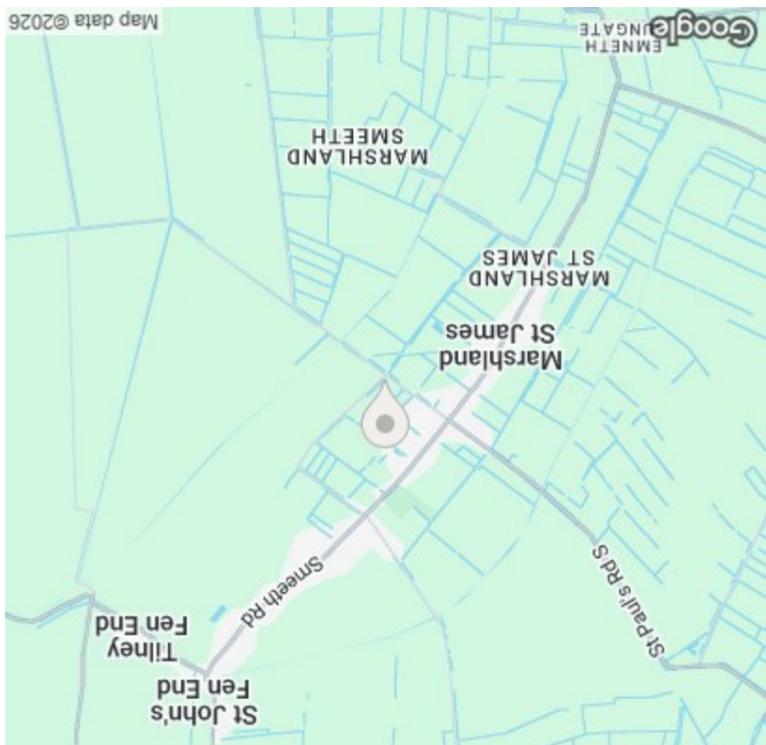
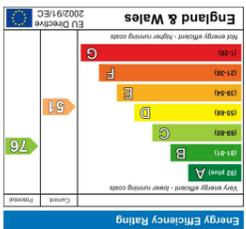


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked documentation to verify the legal status of the property or the validity of any guarantees. 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 details, 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 licensing 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.

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.

**Viewing**

**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



School Road

Marshland St. James, Wisbech, PE14 8EY

**£495,000 - Freehold , Tax Band - E**



## School Road

### Marshland St. James, Wisbech, PE14 8EY

A unique and spacious former public house set in a peaceful countryside location with no near neighbours and far-reaching open field views. This characterful home offers versatile accommodation including a generous open-plan living area with feature open fire, modern breakfast kitchen, garden room with bi-fold doors, and flexible ground-floor rooms ideal for a bedroom, annex, or home office. Upstairs provides three double bedrooms and a family bathroom. Set on an enclosed corner plot with well-maintained gardens and a newly built double garage, this exceptional property combines privacy, character, and rural living.

Upon entering, a welcoming entrance porch leads into a generous open-plan living area, where a feature open fire creates a warm and inviting focal point, ideal for both everyday living and entertaining. The modern breakfast kitchen, equipped with integrated appliances, flows seamlessly into the adjoining dining room, creating a fantastic space for family meals and social occasions. All windows throughout the home have been recently replaced with sleek anthracite grey uPVC units, combining contemporary style with excellent insulation and low maintenance. The ground floor offers flexible living spaces, including a cosy library, practical storage room, and a bright garden room with elegant bi-fold doors that effortlessly connect indoor and outdoor living. From here, uninterrupted views across open fields and the surrounding countryside can be enjoyed, enhancing the property's tranquil rural setting. Additional ground-floor features include a hobby room, utility room with recently fitted French doors to the rear, cloakroom, shower room, and a comfortable bedroom, catering perfectly to a variety of lifestyle needs. Upstairs, three generously proportioned double bedrooms include a master bedroom with a modern en-suite, complemented by a stylish three-piece family bathroom. An additional attic storage room provides excellent space for family living or home working. The flexible layout also offers the potential for a self-contained annex, home office, or additional living area. Set on an enclosed corner plot, the property is surrounded by a beautifully maintained lawned garden, ideal for relaxing or entertaining while enjoying open countryside views. A newly constructed double garage, complete with electric roller door, power, and internal lighting, adds further practicality. Blending original character with contemporary updates, this unique home offers a peaceful retreat from city life, combining rural charm, privacy, and generous accommodation in one exceptional package.

**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")

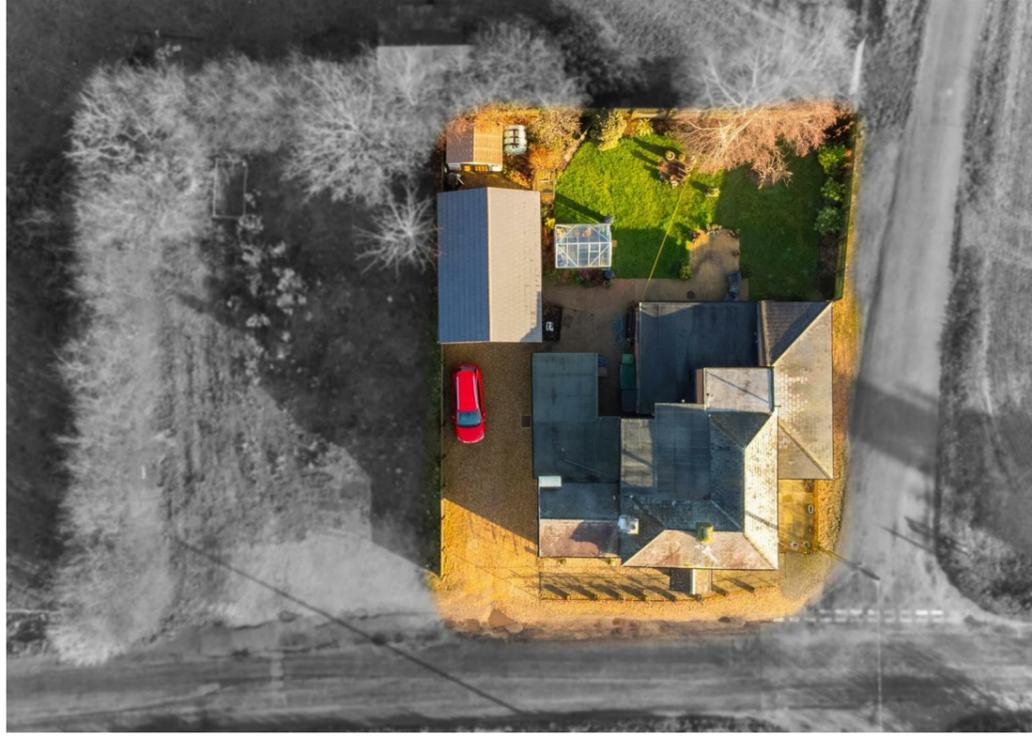
**Hallway**  
3.97 x 1.81 (13'0" x 5'11")

**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**

