



THE STORY OF

Baytree Cottage

Wisbech, Norfolk

SOWERBYS



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Baytree Cottage

Green Lane, Wisbech, Norfolk
PE14 7BJ

Over 1.6 Acres (STMS) of Private
Countryside Grounds

Substantial Equestrian Facilities
Including Multiple Stables

Menage With Lighting and Horse Walker

Extended and Improved Four-
Bedroom Family Home

Versatile Layout with Multiple Reception Rooms

Open-Plan Kitchen/Dining Room
Ideal for Entertaining

Home Office, Utility and Boot
Room for Practicality

Far-Reaching Views Over Adjoining
Paddocks and Countryside

Sustainable Features Including Solar, Battery
Storage and Air Source Heat Pump

EV Charging Point and Ample Driveway Parking

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Set along a quiet, single-track no-through road, Baytree Cottage is a beautifully positioned and thoughtfully enhanced countryside home offering exceptional privacy, equestrian facilities, and over 1.6 acres (STMS) of grounds - all within easy reach of the historic market town of Wisbech.

Surrounded by its own paddocks and framed by an orchard to the front and open, tree-lined arable land to the rear, the setting is as peaceful and picturesque as it is convenient. The property enjoys a wonderfully light-filled and secluded feel, with no immediate overlooking neighbours - creating a true sense of escape while remaining just a few minutes' drive from everyday amenities.

The house itself has evolved significantly during the current ownership, having been extended and comprehensively improved to suit modern living. The ground floor offers a versatile and sociable layout, including a generous lounge, a cosy snug, and a well-appointed and highly specified kitchen opening into the dining room - ideal for both family life and entertaining. A conservatory provides a seamless connection to the garden, while practical additions such as a utility room, boot room, office, and shower room enhance day-to-day functionality.

Upstairs, four well-proportioned bedrooms provide comfortable accommodation, with the principal bedroom enjoying far-reaching views across the paddocks - particularly beautiful when the surrounding trees are in full leaf. The sense of light and outlook from this room perfectly captures the essence of the home.



Three words to describe the home would be tranquil, private and light filled.





Beyond the main house, the property truly comes into its own. A substantial range of outbuildings includes multiple stables, tack and feed rooms, stores, and a garage - offering excellent potential for equestrian use, hobby farming, or even business opportunities (subject to any necessary consents). The addition of a ménage with lighting and a horse walker further underlines the property's suitability for those with equestrian interests.

Externally, the grounds are thoughtfully arranged, with a block-paved driveway providing ample parking and access, alongside a patio area ideal for outdoor dining and relaxation. The surrounding land offers both practical use and scenic enjoyment, making it equally appealing for families and those seeking a lifestyle change.

To the rear of the property, there is also a substantial 13.5m x 9.1m concrete pad offering excellent versatility, ideally suited for the positioning of a horse box, trailer or additional vehicle storage. Subject to the necessary planning permissions and consents, the area may also present potential for the installation of a self-contained annexe or ancillary accommodation, further enhancing the property's flexibility and long-term appeal.

Sustainability has also been carefully considered, with the installation of an air source heat pump, solar panels, solar hot water, battery storage, and an EV charging point - ensuring the home is both energy-efficient and future-ready.

This has been a much-loved family home, where generations have come together to enjoy the space, the horses, and the peaceful surroundings. It is a place defined by its tranquillity, privacy, and connection to the outdoors - yet with all the convenience of town living close at hand.



We love the rural location. It is situated on a quiet, single track, no through road with an orchard to the front.





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



“We were able to stable our daughter’s and granddaughter’s horses here. It enabled us to enjoy many hours with our family, looking after the horses together.”



SERVICES CONNECTED

Mains water and electricity. Heating via air source heat pump.
Drainage via septic tank.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 2674-3035-6202-7264-2200.

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: ///patch.aliens.saddens

AGENTS NOTE

The property benefits from Solar PV and battery storage, additional energy generated qualifies for 'FIT' payments until 2037. Our vendor informs us "My last statement for FY 25/26 showed the solar panels generated approximately 74p per kWh. This indexed linked FIT payment is in force until 2037".

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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