

YORK HOUSE 101 Croft Road, Upwell, Wisbech, Cambridgeshire PE14 9HQ

Price Guide £900,000



- Impressive Five Bedroom Detached Country Home Enjoying Open Countryside Views
- Set in Just Over 4 Acres of Gardens & Grazing Land
- Well-Fenced Paddocks with Water Supply
- Outstanding Equestrian Facilities
- American Style Barn with Seven Stables
- Floodlit Manège & Four-Bay Horse Walker
- Ample Parking for Horseboxes
- No Upward Chain

REF: AR7937

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

March 9 miles • Downham Market 9 miles • Chatteris 12 miles • Ely 15 miles

A substantial detached country home combining spacious family living with outstanding equestrian facilities, occupying approx. four acres on the edge of a sought after village.

This versatile property offers an exceptional lifestyle opportunity for horse enthusiasts and those seeking a rural setting with open countryside views. With extensive grounds, well-maintained paddocks and excellent outbuildings, this property is perfectly equipped for both family leisure and equestrian use.



Outside, formal gardens create an attractive backdrop to the house, while extensive parking and turning areas comfortably accommodate multiple vehicles, horseboxes and trailers. An excellent range of equestrian facilities includes an American-style barn incorporating Monarch stabling, a floodlit manège, horse walker and well-fenced grazing paddocks, making the property ideally suited to private equestrian pursuits. The surrounding land extends to approx. four acres and has been carefully maintained, offering productive pasture, secure boundaries and a practical layout for horse management. Additional outbuildings provide valuable storage and further potential for a variety of uses.

Offered to the market with no upward chain, the property represents an outstanding opportunity to secure a well-appointed country home with excellent equestrian facilities in a desirable village setting.



The village of Upwell has a primary school, two pubs, Post Office, shop and fish and chip shop. The towns of March and Downham market offer a wider range of schooling, amenities and facilities.

THE RESIDENCE

A detached residence believed to date from the late 19th century and extended in the 1940's. It benefits from double glazing, oil fired central heating and CCTV. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** leads into an **Entrance Hall** with stairs to first floor, ceramic tiled flooring and **Storage Cupboard** (former pantry) with window to rear and radiator.

Lounge with bay window to front, open fireplace with cast iron grate, wood surround, tiled insert and hearth and wooden mantel over, wood effect laminate flooring.

A **Study** with window to front and ceramic tiled floor, has a door off to a **Shower Room** (wet room style), suitable for a person with limited mobility, with obscure window to rear, WC, wash hand basin, walk-in shower area with folding glass enclosure/doors, tiled walls, ceramic tiled flooring and spotlighting to ceiling.

The **Breakfast Kitchen** has windows to front and side, a range of solid oak wall, base and display units, granite worksurfaces and granite splash backs, Belfast sink with mixer tap, electric Rangemaster cooker (included in the sale) with extractor hood over, space and plumbing for dishwasher, integral fridge, log-burner on a slate hearth and ceramic tiled flooring. An archway leads to a **Sunroom/Conservatory** with windows to rear and each side, French doors to rear patio and garden beyond, further door to side and ceramic tiled flooring.





Utility Room with window to rear, French doors to side, built-in pine dresser with cupboard and shelving above, base cupboards with rolled edge worksurfaces, single drainer stainless steel sink, tiled splash backs, plumbing for washing machine, space for tumble drier, ceramic tiled flooring and space for an American style fridge freezer.

To the **First Floor**, which has wood effect laminate flooring throughout, a **Part Galleried Landing** with a window, has doors leading to **Four Double Bedrooms**, one of which has an **Ensuite Shower Room** with window to side, double shower cubicle with rain shower, wash hand basin in vanity unit, low level WC and heated towel rail. **Bedroom Five** is a single room with a window to the front.

The **Family Bathroom** has an obscure window to rear, bath with telephone style mixer tap, wash hand basin in vanity unit, low level WC, part tiling to walls, tiled flooring, heated towel rail and a cupboard housing the hot water tank.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached from the road onto a gravelled driveway, with ample parking and turning space to the front of the residence and wrought iron fencing along the front boundary. An access / driveway at the side of the house leads to the rear garden, stables, outbuildings and land. (The double side gates are not included in the sale).

The rear garden is mainly laid to lawn with mature trees, part enclosed by fencing. Adjoining the house and accessed from the sunroom is a paved patio with a canopy over.

There are **Two Timber Sheds** and a **Car Port Style Double Bay Building** utilised for storage. There is also a **Chicken Coop and Enclosure**.



Five bar timber gates lead to the **Equestrian Facilities** including the following with approx. sizes:

American Style Barn 47' x 34' (c.14.3m x 10.3m) steel framed, timber clad on a concrete base with power and light, water supply and CCTV, incorporating: **Seven Monarch Stables**, **Four** measuring 12'1 x 12' (c. 3.6m x 3.6m), **Two** measuring 12'1 x 11'11 (c. 3.6m x 3.6m) and **One** measuring 12'1 x 8'5 (c. 3.6m x 2.5m). Two of the stables have split / pony doors. The stables have rubber matting (available by separate negotiation if required).

Four Bay Horse Walker with rubber crumb trackway / surface.

Manège c.40m x 20m with LED flood lighting and a granule surface.



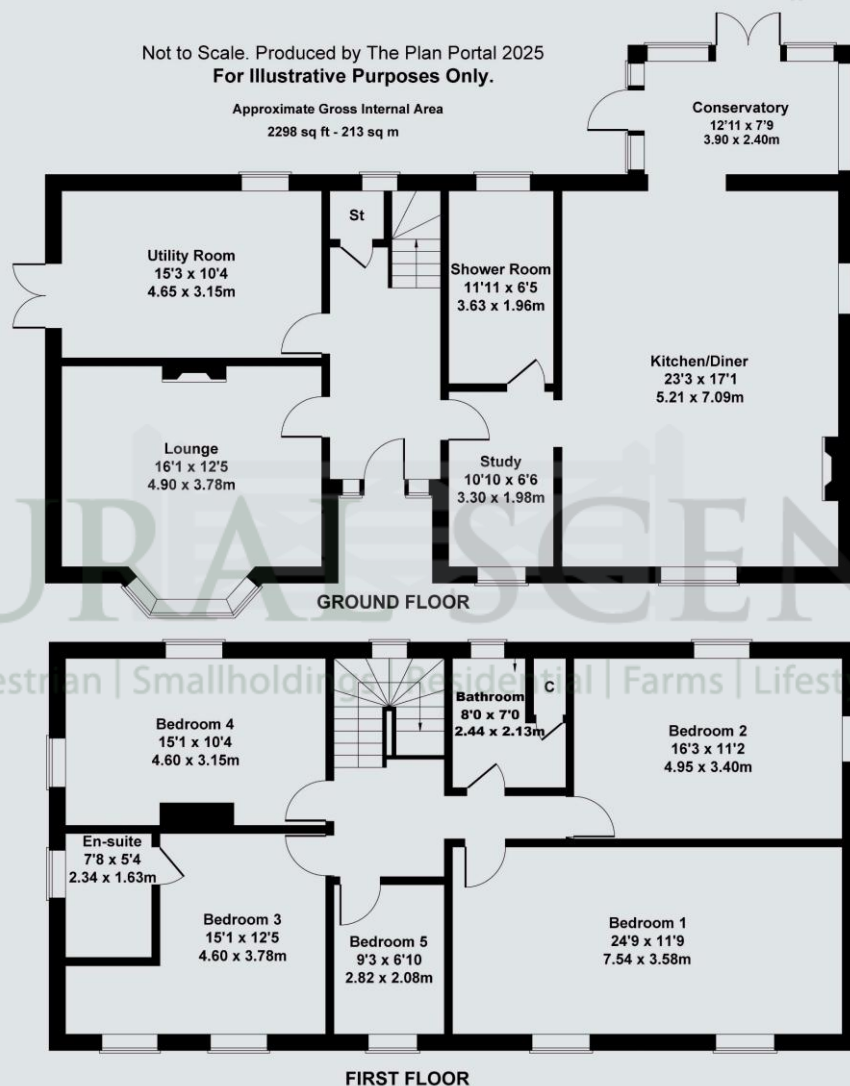
The Land lies to the rear of the house . It comprises mainly level productive pastureland enclosed by post and rail fencing, hedging and trees. Over the past couple of years, the fencing has been replaced and electric fencing added. The electric fencing and energisers can be available by separate negotiation if required. There is a water supply (tap) to the first paddock. The vendor then runs a hose to the other paddocks.

Two 20 ft Shipping Containers with windows and doors, have been insulated, plaster boarded, have power and lighting and are externally clad in cedar to give a rustic look. The containers are back-to-back and can be accessed from either end, one is currently used a **Tack Room** and the other currently used for **Storage**. They offer great scope to develop further as a workshop, art studio, gym, office or bar, etc.



IN ALL APPROX. 4 ACRES (About 1.6 Hectares)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

KINGS LYNN DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** E **COUNCIL TAX** D

DIRECTIONS

From March take the B1099 and at the t-junction turn left onto the B1098. Follow this road into Upwell and at the t-junction turn left. York House will be found after a short distance on the left-hand side identified by our For Sale board.

what3words /// hurry.foreheads.revolting

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