



Welbeck House  
March | Cambridgeshire | PE15 8LE

# IT'S A FAMILY AFFAIR



A finely proportioned, well-built, four bedroomed house probably dating to around the 1920s with later extensions, has been home to the current owner for more than fifty years. Situated in a prime position in the heart of the fenland market town of March, it is only a ten-minute walk from the train station with direct lines to Ely, Cambridge, and Peterborough, and round the corner from everything you might need. Whether working at any of these cities or with children at school there, or even working from home, this is a bit of a gem.







- A deceptive, versatile family home with a gorgeous Victorian façade
- Found on the edge of this popular Fenland Market Town
- Hall Entrance, Four Bedrooms, Three formal Receptions, Home Office
- Kitchen, Utility Room, Bathroom & ground floor Shower Room
- Outbuildings, Court Yard, Off Road Parking & Gardens
- Total Accommodation extends to 2846sq.ft
- Energy Rating E

#### Spacious, Light-filled Rooms

The owner has enjoyed living here with her husband since their marriage in 1969 and where they have brought up their family, with it being her parents-in-law's house before that! An attractive, double-fronted house filled with natural light with large bays to the front and an even larger bay with French doors at the back, rooms are generous in size and ceilings are high. The main reception room, with its splendid stone fireplace, has been connected under an expansive arch with the room to the rear, creating a beautiful, spacious, comfortable room, and with the double-glazing, traffic sounds are barely noticeable.

#### Copious Amounts of Built-in Storage

The house has an abundance of built-in cupboards and storage rooms. The central hall with the stairs rising at the back, leads to another inner hall where an enviable, walk-in pantry is situated, and copious amounts of built-in storage are found. Glazed double doors open into another reception room to the front, whilst opposite, a door opens into the kitchen beside one of two back doors. Under the stairs, further steps lead to a more than 20-foot-long cellar, which is currently used for wine storage, but in the owner's words, "would make an excellent games room down there."

#### Bespoke, Quality Fitted Kitchen

The kitchen occupies a single storey extension perpendicular to the original building. It is a large, sunny room with a big window facing south over the rear drive. Fitted with a high quality, oak, traditional



style kitchen from Fitton Oake, it has an integrated dishwasher, a larder fridge, an eye-level double oven, and a gas hob. An archway with sliding doors leads into a utility area with a sink, space for a washing machine and dryer, and where the second back door is located as well as a downstairs shower room and WC.

#### Refurbished, Streamlined Bathroom

Upstairs, the four very good-sized double bedrooms share a beautifully refurbished, fully tiled bathroom with a double-ended bath and a wall of fitted storage incorporating a WC and a Villeroy & Boch under-mounted sink within the extensive granite worktop. Arched niches are a feature in the bedrooms, and three benefit fitted storage. As the owner suggests, "There is scope to create an en suite in one of the bedrooms if desired, [subject to planning], as the rooms are large enough to accommodate one."

#### Sunny Home Office

Adjoining the end of the single storey extension, a home office is accessed from an external door and has glazing across the southern aspect forming an appealing place to work, ideal for many as it is not within the house itself. Beyond this is a storeroom divided into two and attached on the far end is a dog kennel.

#### Private, Quiet, Sheltered Garden

The property is approached through solid timber gates down the side of the house which open into a sizeable, tarmacked area that will take several parked cars, and where an open-fronted garage houses an additional two vehicles. Fully enclosed, the very private, sunny garden is remarkably quiet and peaceful as the houses block out any noise from the street. Low railings and a little gate seal off the lawn from the drive where it is sheltered by a variety of mature shrubs and evergreen hedging. A summerhouse faces the lawn, and in the other corner is a timber garden shed.











### Very Convenient Location

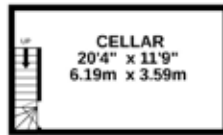
Welbeck House is situated in the centre of the market town of March with shops and amenities on the doorstep. A huge benefit is the train station, a ten-minute walk down Station Road, where direct trains to Ely take about 20 minutes, and those to Cambridge, about 40 minutes, with connections to London King's Cross. It also has many direct trains to Peterborough (the fastest is 17 mins) with further fast services to London, and to Stansted Airport (just over an hour). March to Peterborough is about a half hour drive to the west, and to Huntingdon to the southwest, both where you can pick up the A1; it is less than an hour's drive south to Cambridge.



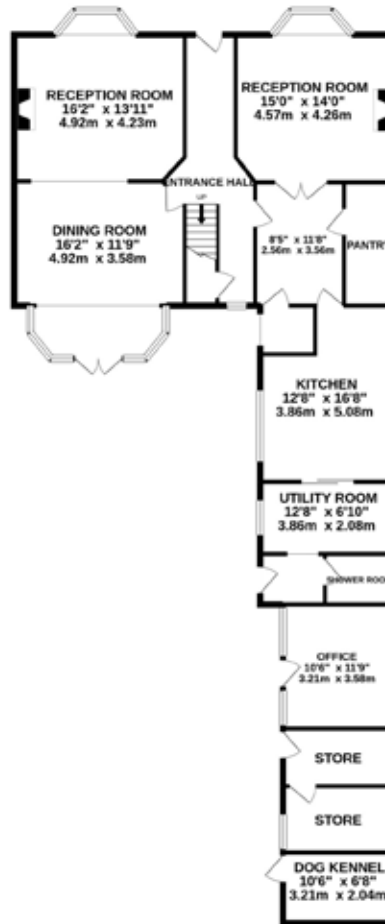




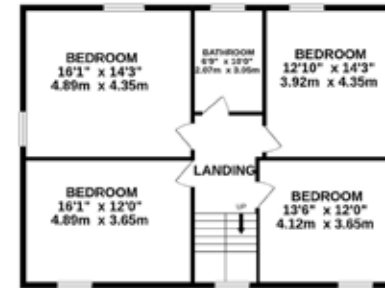
**BASEMENT**  
239 sq.ft. (22.2 sq.m.) approx.



**GROUND FLOOR**  
1669 sq.ft. (155.1 sq.m.) approx.



**1ST FLOOR**  
938 sq.ft. (87.1 sq.m.) approx.



**TOTAL FLOOR AREA: 2846 sq.ft. (264.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





### On Your Doorstep...

March offers a wide range of local facilities including shopping, hotels, restaurants, schools and leisure facilities, with health clubs, swimming pools and a golf club. March also benefits from its own train station, with regular services to Cambridge and Peterborough. For the London commuter, there are fast and regular mainline rail services from March, to London Liverpool Street and Kings Cross. The city of Ely is approximately twenty minutes away via car and has further excellent schooling, including the renowned King's School. Ely also offers a railway station with direct access to London Kings Cross in 1 hr 20 mins. In addition, commuting to the University City of Cambridge takes approximately forty-five minutes by car where there is comprehensive shopping, recreational and cultural facilities.



### Directions...

Leaving our Kings Lynn office take the A148 Wisbech Road to Clenchwarton Road. At the roundabout take the A47 towards Wisbech, continuing on the B1101 into March. The property will be located on Station Road. For those using satellite Navigation the postcode is PE15 8LE.

### Services..

GFCH, Mains - Water & Electricity  
 Fenland District Council  
 The property is Freehold



Fine & Country Kings Lynn  
 Innovation Centre, Innovation Drive, Kings Lynn PE30 5BY  
 01553 769100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

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THE FINE & COUNTRY  
FOUNDATION

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Fine & Country Kings Lynn  
Innovation Centre, Innovation Drive, Kings Lynn PE30 5BY  
01553 769100 | [kingslynn@fineandcountry.com](mailto:kingslynn@fineandcountry.com)

