



Old Mill House
Parson Drove | Wisbech | PE13 4JD

FAMILY MATTERS



An extremely light and spacious, five bedroomed home with almost an acre of garden overlooks the open fenland landscape in the village of Parson Drove where its excellent primary school is within walking distance, Wisbech is about a ten-minute drive, and Peterborough, with its fast trains to London, is only half an hour. Built towards the end of the last century by the current owners, the property has proved a wonderful place to bring up a family.



INSIDE

- Beautifully presented family home designed and built for the current sellers
- Generous and versatile accommodation on a plot of 1.25 acres (STMS)
- Thought to ideally suit home workers and multi-generational living
- Entrance Hall, Sitting Room, Formal Dining Room, Kitchen/Family Room, Utility and Conservatory
- Home Office, Five Bedrooms (Master Dressing Room and En-Suite) Family Bathroom and Guest En-Suite
- Off Road Parking and large Double Garage
- Total Accommodation extends to 3824sq.ft
- Energy Rating: C

An Ideal Family Home

"We've been here twenty-five years," say the owners. "We came in 1997 when the boys were young and it has been perfect for them growing up, particularly with such a lovely big garden. We built our own house on the site of an old mill building; everything had been demolished, including the windmill which is where our neighbour's bungalow sits. We kept the name to mark the history of the place."

Unique Architectural Design

The substantial house proudly stands slightly higher than the land as it gently slopes away towards the garden at the back. The architect introduced some interesting angles in the design of the property









KEY FEATURES

resulting in an unusual and more light-filled structure than a straightforward box shape. It is also sideways onto the road with the front of the house capturing the sun to the south, where the triangular-shaped entrance with its balcony above, is approached up steps onto decking that wraps around most of the building. This striking triangular theme is echoed in the hipped roof with its Dutch eaves, as well as the projecting sunroom at the side; even a little upstairs window is V-shaped.

The spacious interior is flooded with natural light through its large windows and half-glazed, solid timber, panelled internal doors with many of the downstairs rooms, dual aspect. Proportions are considerable with high ceilings and generous rooms throughout. The property is presented in excellent order and has been beautifully maintained, for instance, the render was recoated 18 months ago and is guaranteed for 15 years.

Well Appointed

A practical, comfortable, and easy to run home, underfloor heating is laid all through the downstairs. "There is a log-burner in the sitting room but we barely ever use it as the underfloor heating is so effective!" laugh the owners. The dual aspect kitchen is fitted with an abundance of modern units, both base-level and wall-mounted, providing copious amounts of storage and integrated appliances, as well as plenty of granite worktops and breakfast bar.









KEY FEATURES

No less than four sizeable reception rooms are in addition to the expansive kitchen, which includes an almost 20 foot long, dual aspect sitting room with French doors onto the decked terrace at the rear, a dining room and a sunroom - with French doors onto decking - both off the kitchen, and a study or office at the back. There is also a well-fitted, spacious utility room off the kitchen and a downstairs WC off the hall.

Working from Home or Commuting

"I have thoroughly enjoyed working from home for the last two years," attests the owner. "The room is a nice size, we have good internet, it's so quiet, and there are lovely views out over the garden. However, there are many people residing in the village who happily commute to London as Peterborough is only half an hour's drive and fast trains to King's Cross take around 45 minutes."

Plenty of Storage

The central staircase rises to a galleried landing where French doors open onto the balcony at the front. All five bedrooms are doubles; the master benefits a spacious walk-in dressing room and a separate en suite, whilst the second bedroom also has an en suite. Two of the three bedrooms at the front have built-in wardrobes, and all share a sizeable family bathroom that includes a fitted double-ended bath, separate shower, twin counter-top basins, built-in cupboards.







KEY FEATURES

From the landing, a hatch with retractable ladder gives access into a huge, fully boarded out loft space. As the owners divulge, "The loft was designed with potential in mind, so the attic trusses allow you to walk about freely. We have never needed more room and just have an enormous storage area, but if someone wished to extend the accommodation there is great scope here [subject to planning]."

Perfect for Parties

Outside, the gravel drive provides parking for several cars in front of the house and the standalone double garage which has two automatic doors, with extra space at the back for work benches. "There's plenty of parking which is perfect if holding a big party, and this house really lends itself to that, especially in summer with such great access to the outside," say the owners.

Almost an Acre of Garden

The garden is ideal for children with a vast lawn where footballs can be kicked, and energy can be expelled. "When we came here the garden was just a bare, open field. We have planted 250 metres of hedging and around 100 trees which are now very mature. It has been a perfect outside space for the boys," they enthuse. "We also have a fabulous outlook from the bedroom windows – far reaching views across the fens with spectacular sunsets; we often see wildlife and have lots of birds in the garden, hearing owls at night.

"There's a 30 square metre, irrigated, polycarbonate polytunnel in the garden, there are raised veg beds and lots of established fruit trees – It's perfectly set up for growing your











own if you like that sort of thing! We also have a garden shed, a shed for a ride-on mower and a potting shed.”

Popular Village

The village is a thriving community with a very good primary school, a Co-op, a post office, and a country pub serving food, all within a ten-minute walk. There’s also a doctor’s surgery with a pharmacy, playing fields, a well-used village hall with various clubs, and no less than three churches! The Georgian market town of Wisbech is only about a ten-minute drive where there are many supermarkets, sports and leisure facilities, and Wisbech Grammar School, a highly sought-after independent school, with both junior and senior schools.



INFORMATION



On The Doorstep...

The picturesque village of Parson Drove is situated approximately 5 miles west of the nearest town of Wisbech. Wisbech is an historical market town and inland port in the Fens of Cambridgeshire. Wisbech has a range of primary schools and two secondary schools, the state-funded Thomas Clarkson Academy and the sought after Wisbech Grammar School, one of the oldest schools in the United Kingdom, as well as the College of West Anglia. Sports enthusiasts can take the opportunity to enjoy a number of sporting clubs and facilities. There is truly something for everyone!

How Far Is It To...

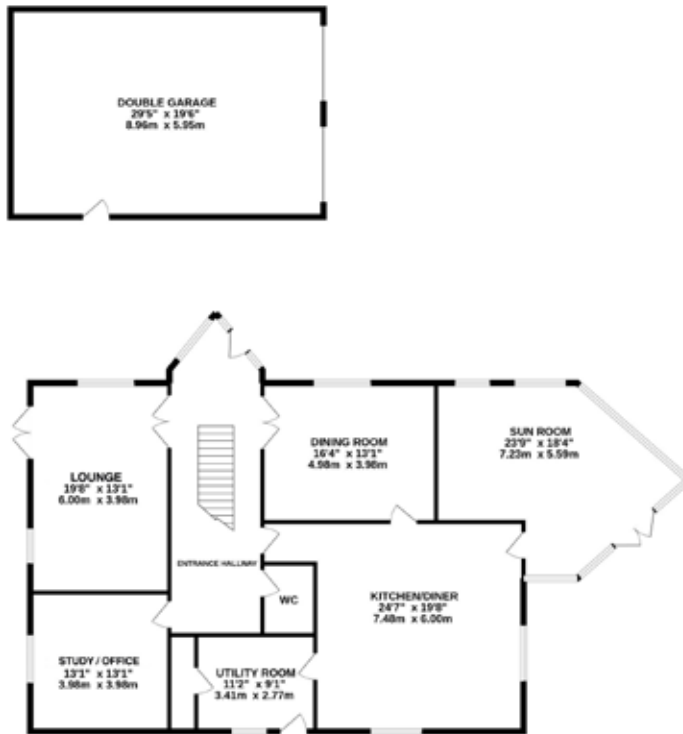
Parson Drove lies 17.5 miles east of the popular city of Peterborough, offers a direct express rail service into London's King's Cross. The Hanseatic town of King's Lynn with its excellent shopping and leisure facilities located 20 miles north east. Following on from here, the popular North Norfolk coastline is less than an hour away and offers an abundance of pretty coastal villages to explore. Downham Market, 21 miles to the east, has direct rail service into London's King's Cross.

Services...

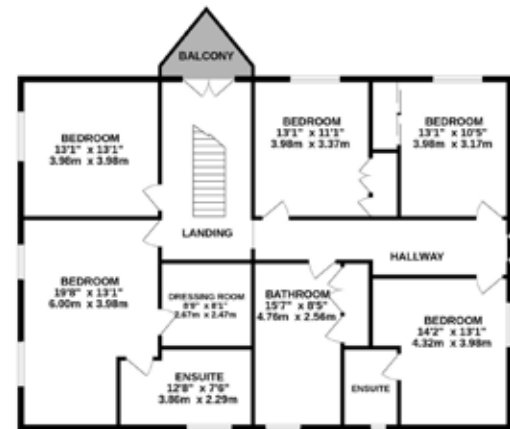
OFCH, Fenland District Council

The Property is Freehold

GROUND FLOOR
2317 sq.ft. (215.2 sq.m.) approx.



1ST FLOOR
1508 sq.ft. (140.1 sq.m.) approx.



TOTAL FLOOR AREA : 3824 sq.ft. (355.3 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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