



5 The Crescent  
Wisbech | Cambridgeshire | PE13 | EH

# FIVE-STOREY, GRADE II-LISTED GEORGIAN TOWN HOUSE



A rarely available, five-storey, four-bedroom, Grade II Listed property in a Conservation area in the Georgian heart of a Fenland market town dating from 1791. This stunning property has many original and period features. There are three reception rooms, including formal dining room, drawing room and library, as well as a snug and kitchen, a large en-suite with free-standing bath, two shower rooms, long walled garden and single garage. One of over two hundred Georgian properties in the town, this lovely property has views from the front to Wisbech Castle – a Regency manor house and formal gardens on the site of a Norman castle, and is within walking distance of shops and schools, including the well-regarded Wisbech Grammar School.







- A Grade II Listed Townhouse with accommodation over 5 floors found in the heart of the Town
- An elegant home filled with character and charm
- Currently laid out to offer Four Bedrooms, Three main Receptions
- Basement Kitchen and snug, Family Bathroom and separate Shower Room
- Enclosed rear Garden
- Total Accommodation extends to 2214sq.ft
- Energy Rating D

#### Elegance and Grandeur

This home has the proportions and elegance of comfortable Georgian England, with tall ceilings and windows, and in the most sought-after part of Wisbech. Grade II listing, and the property's position in a conservation area, has ensured the preservation of many original and period features, such as ceiling roses, banisters and fireplaces.

The front door has the original decorative half-moon fanlight above, with coloured glass, and is set in a white brick house front with red brick arch, with traditional brass door knocker. You enter an entrance hall with polished wooden floor, ahead are the stairs with original dark mahogany banisters and white spindles, and light coming from a window on the mezzanine floor at the top of the first flight of stairs.

#### Drawing Room and Formal Dining Room

On the ground floor, to the right, is a wide six-panel original white-painted wooden door, with period brass door furniture, through to the first reception room – a formal drawing room. This has a tall original sash window onto the crescent with half-height New England-style privacy shutters, and views onto the formal castle gardens at the centre of the crescent. This room is well proportioned with original and period features, including cornice, deep skirting boards typical of this period, a period iron working fireplace, and decorative plaster-work wall mouldings, while the floor is wide wooden boards.

In addition to the working fireplaces in the drawing and dining rooms, heating throughout is from radiators fed by a gas condensing boiler on the top floor.

A six-panel door from the hallway, as well as double doors built in an decorative arch in the drawing room, lead into a formal dining room. This has a second decorative iron fireplace, with working grate, and wide, light-coloured oak floor boards. There is a lovely bay window, with original sash windows, at the rear, overlooking the long garden, and recesses either side of the fireplace. The door frames in these rooms are original, and decorative, there are original deep skirting boards, cornice and a large wall radiator, as well as one of several period, probably original, decorative ceiling roses.



### Kitchen-Diner and Snug

Stairs by the formal dining room lead down to the basement area, with an historic armoured rear door into the garden at a mid-flight landing. Here on the mezzanine it serves as a utility room with plumbing for washing machine and cloakroom.

At the bottom of the stairs is a large walk-in pantry divided from the snug by traditional wood panelling. The central features of this room are a large brick-work fireplace with arch and decorative wood burner, and black and white granite tiles. There is a more modern window onto the rear garden. Partially open plan to the large kitchen, this room is currently used as a music room and informal dining room, and can be adapted to suit needs.

The spacious kitchen has double doors onto a basement area. This too has a black and white-tiled floor, with some built-in and other furniture. There is a lovely painted wooden chimney surround with storage above, and shelving to the side. There is space for an American-style fridge-freezer, and a built-in sink with storage beneath, six-burner, range-style gas cooker with double oven, a matching workspace island with storage beneath, and a tall wall radiator, as well as plumbing for a dishwasher. This is another flexible space, which currently has a seating area in front of the chimney. There is a full-height wooden door with cupboard for electricity meters.

### Library and First Bedroom

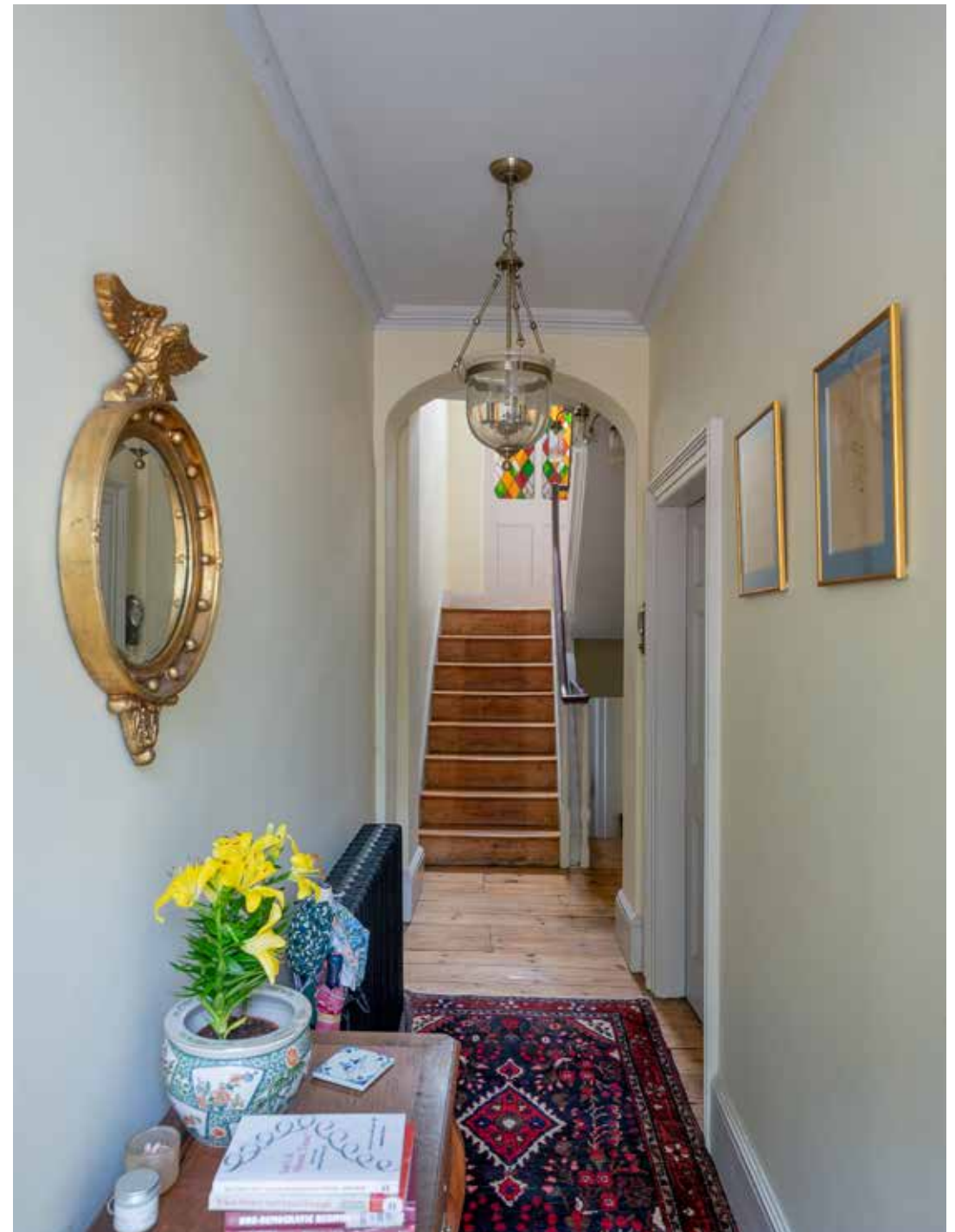
From the ground floor, stairs lead to a second mezzanine floor. This has a coloured-glass door into a shower room, with sash window to the rear of the property, a walk-in quadrant shower, toilet and basin, built-in vanity unit and mirror above, with fully tiled walls, and a sash window onto the rear of the property. Beside this is an airing cupboard with hot-water tank and shelving above.

The next flight of stairs leads to the library and first bedroom on the first floor. The bedroom overlooks the rear of the property and has a tall window, ceiling rose, cornice and light oak flooring.

Next to this, is the library, a lovely room with two, original sash windows which also boast cleverly hidden, internal Georgian wooden half-shutters, overlooking the formal gardens and other Georgian buildings in this historic circle with its castle at the centre, and views over to the Norman church. This room has an attractive decorative iron fireplace and marble surround and oak flooring, heating is from a radiator along one wall.

### Fourth Floor Master Bedroom and Large En-Suite

The next flight of stairs is similarly divided into two, with a window on a mezzanine landing. Ahead of you, at the top of the stairs, with their original mahogany banisters and decorative spindles, is a white-painted six-panel door into the master bedroom. Like the library below, this large room has two original Georgian sash windows, with wood panelling beneath similar to the library, wide wooden











floor boards and deep skirting. This room has lovely views over the old Castle gardens. Double doors from here, and a door from the landing, lead into a large en-suite – formerly one of the principle bedrooms of the house. An original sash window overlooks the garden and roof tops of the town centre. The centre piece is a free-standing bath with traditional style shower attachment and flooring is wood-effect vinyl. There is a toilet and basin, and two heated towel rails, a seating area, and walls are fully tiled.

#### Attic Rooms

The final and fifth floor has two bedrooms with partially sloped ceilings and dormer windows, one to the front and one to the rear. The mezzanine landing has a window on to the garden. There is a second shower room with window to the front of the property.

#### Long Garden and Lovely Views of the House

While the front of the house in the context of the Crescent is elegant and striking – numbers 4 & 5 were both once the home and studio of the celebrated photographer, Lillian Ream – the rear of the property is sunny south facing and equally lovely, with the bay window of the dining room and the sash windows, narrow bricks and slate roof. The garden has several mature fruit trees providing privacy. A path leads to a secure gate at the rear, and into a cul de sac with private, single garage belonging to the property, and access to bins.

#### Historic Location

The Crescent itself is named in a Pevsner architectural guide from the 1940s, with the nearby Georgian riverside street, known as The Brink area, described as one of the finest Georgian brick streets in England. Local builder, Joseph Medworth, built this unique circular crescent between 1791 and 1793, with this property one of the earliest and grandest.

“The setting of this house is remarkable,” say the vendors, “overlooking the Georgian buildings and the Regency mansion on the site of the old castle, and while it is a stone’s throw from the market square and shopping areas, it is a quiet area.”

#### Transport Links

There is a mainline train station at March, a twenty-minute drive away, with direct trains to Stansted airport, Peterborough for north-south and cross-country mainline, with onward fast trains to London King’s Cross and a total journey time of 1 hour 15 minutes, and Cambridge 30 minutes away. There are other stations at Watlington, with direct services to London, as well as Ely, which is only 25 minutes away, and King’s Lynn, another Georgian gem, 25 minutes by car.

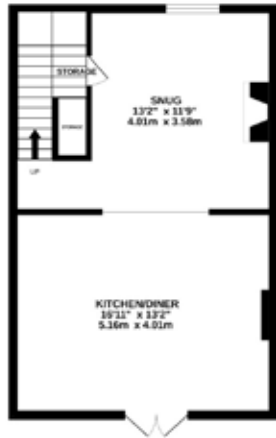
There are good local services and schools, including the prestigious Wisbech Grammar School, and lovely walks along the River Nene, which runs through the heart of this historic Georgian Market Town.







**BASEMENT LEVEL**  
443 sq.ft. (40.8 sq.m.) approx.



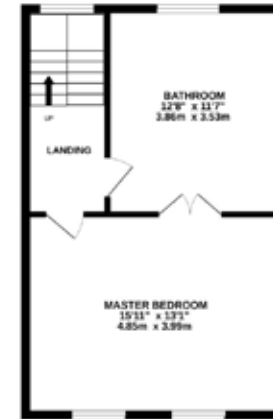
**GROUND FLOOR**  
490 sq.ft. (45.4 sq.m.) approx.



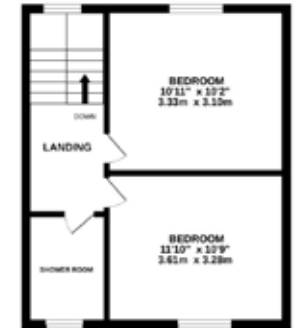
**1ST FLOOR**  
489 sq.ft. (45.4 sq.m.) approx.



**2ND FLOOR**  
448 sq.ft. (41.2 sq.m.) approx.



**3RD FLOOR**  
348 sq.ft. (32.1 sq.m.) approx.



**TOTAL FLOOR AREA : 2214 sq.ft. (205.7 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...

Wisbech lies 21 miles east of the popular city of Peterborough, offers a direct express rail service into London's King's Cross. Peckover House and Gardens is a National Trust property located in the North Brink and offers wonderful walks and overnight stays. The Hanseatic town of King's Lynn with its excellent shopping and leisure facilities located 14 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.

### How Far Is It To...

Downham Market, 14 miles to the east, has direct rail service into London's King's Cross, which can also be boarded in King's Lynn. Norwich with its International Airport is 1.5 hours drive away.

### Services and District Council

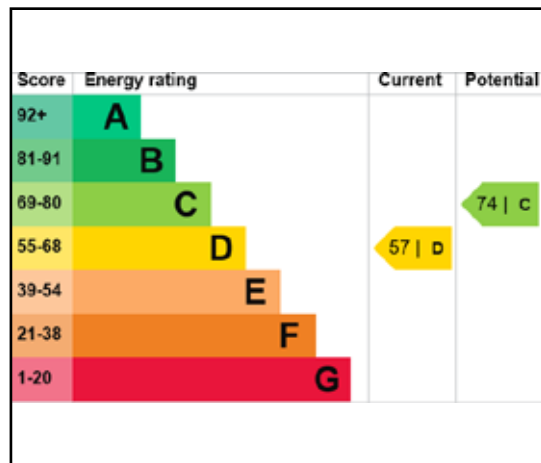
GFCH, Mains - Water & Drainage  
Fenland District Council - Band D

### Tenure

Freehold



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# FINE & COUNTRY

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THE FINE & COUNTRY  
FOUNDATION

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