



THE STORY OF

Brinke House Barn

Wisbech, Cambridgeshire

SOWERBYS



S

THE STORY OF

Brinke House Barn

57a North Brink, Wisbech, Cambridgeshire
PE13 1JX



Bespoke Built Barn Style Property

Superb Attention to Detail

High Quality Appliances

Open Plan Kitchen/Dining/Sitting Area

Sitting Room with Open Access to a
Vaulted Ceiled Garden Room

Principal Bedroom with Walk Through
Bathroom and Dressing Room

Two Further En-Suite Bedrooms

Study/Fourth Bedroom on the Second Floor

Wonderful Garden with Outdoor Kitchen

Sold Chain Free



SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“There’s so much light throughout the house...”

What a luxurious way of living. Be it that you love to entertain, or you like peace and quiet whilst enjoying grand rooms crafted to the highest standard – this barn style property will tick all those boxes and more. This home has been designed to bring family and friends together.

Brinke House Barn is a fine example of ingenuity, craftsmanship and superb attention to detail.

Blood sweat and tears went into recreating a traditional barn style, superb family home. From the polished concrete flooring with underfloor heating, to the painstaking sourcing of reclaimed and handmade local building materials.

A frameless curved glass balustrade, to a one-of-a-kind kitchen where the granite worktop seamlessly flows. Brinke House Barn is luxury on another level.





Take the sweeping private driveway and behold the solid wood front doors.

The minute you step foot inside the attention to detail will amaze you.

Every single inch of this property has been meticulously created with affection. The final product is a true work of art.

Navigate this space in a way which suits your personal lifestyle; from hosting guests in the open plan kitchen / diner, sharing a feast over merry laughter.

“The open plan kitchen, dining and family room is such a fantastic, sociable space...”

Wine and dine then retreat to the sitting room next door; snuggle down with the family in front of your cosy inglenook fireplace in the sitting room.

On a quiet morning, sip coffee and soak up the bright, oak-framed garden room. With vaulted ceilings and exposed beams, this is a retreat to unwind in.







The level of craftsmanship one will experience in this home is unparalleled – from the high quality granite worktops, to the bespoke walnut finishes, one could spend hours upon hours observing the detail in this home. Even the functional spaces, such as the utility room, are stylish yet practical.

On a summer's evening, the party moves to the garden with its outdoor kitchen.

A sheltered patio area with the garden beyond makes for the perfect spot to enjoy the golden hour with family and friends.

Behind electric gates from the road, the gravel driveway approaches the house to provide parking for multiple cars, plus access to the double garage.

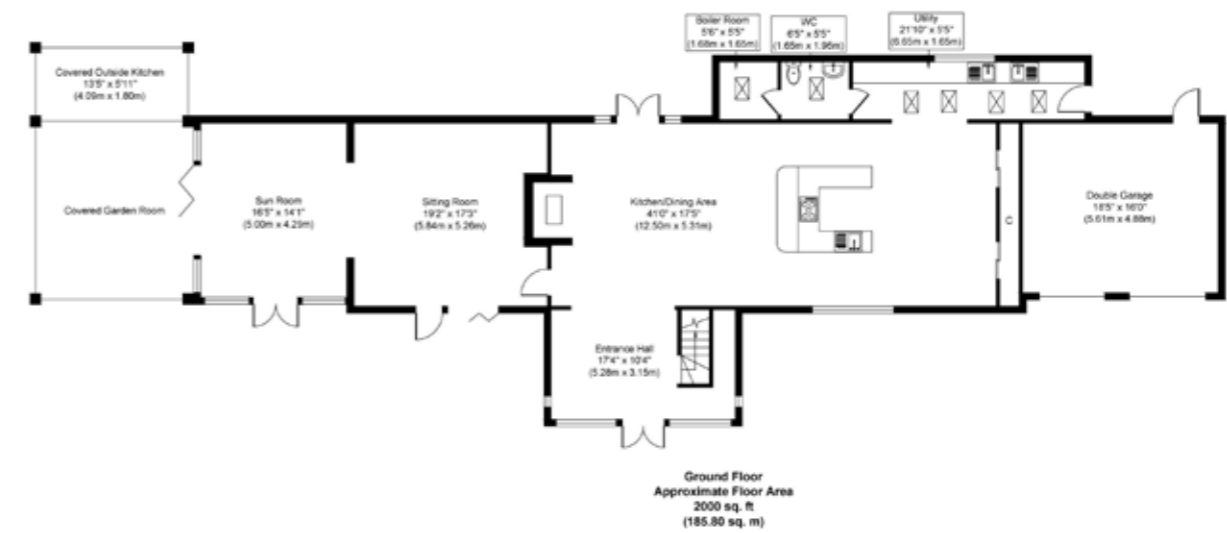
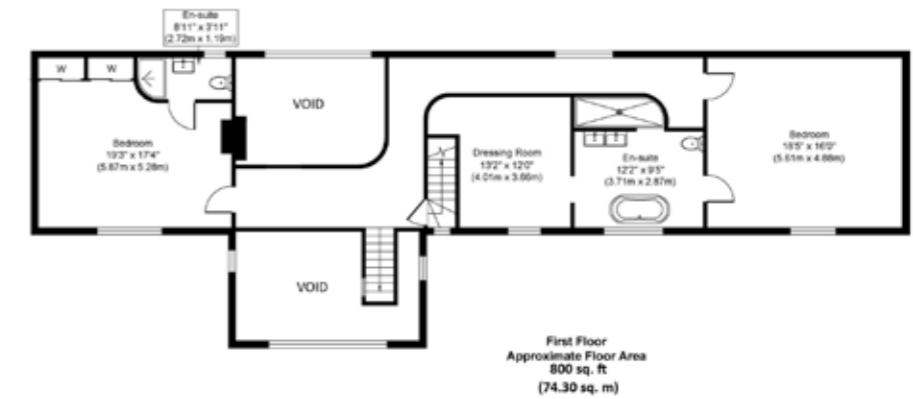
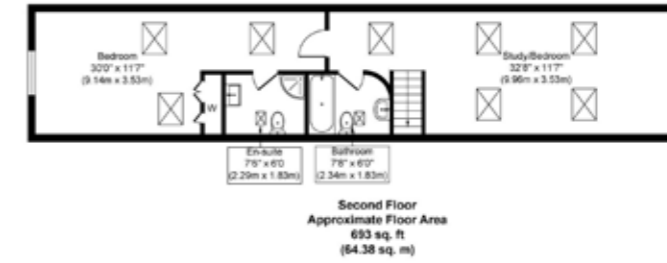
“A modern property with character, sociable, spacious and quiet...”

When bedtime comes around, no attention to detail has been forgotten.

A mezzanine landing with curved glass balustrade gives a relaxing feeling of floating.

Everyone has a slice of luxury in this home upstairs with four generous bedrooms and four high end bathrooms, including a principal suite with enviable dressing room.

Situated in the historic part of the town, perhaps one of the finest Georgian riverside streets in the country, neighbouring the prestigious Wisbech Grammar School, Brinke House Barn was designed to offer a luxurious way of living where no compromise has been made.



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.

ALL THE REASONS

Wisbech

IN CAMBRIDGESHIRE
IS THE PLACE TO CALL HOME



Wisbech is an attractive and historic market town commonly known as the Capital of the Fens. Near the

bridge is a monument to Thomas Clarkson, an active opponent of the slave trade. Also of interest are the two market places and the parish church of St Peter and St Paul, which has a fine 16th century tower. The Norman Castle has long since disappeared, but there is a house built from its stone by Thomas Thurloe, Cromwell's Secretary of State. Adjoining it is a great museum, one of the

oldest in the country, which counts among its treasures the original manuscript of 'Great Expectations' by Charles Dickens.

In the area there is very good walking and cycling, farm shops nearby, theatre - amateur and professional, a swimming pool, library, good schools- including the highly thought of Wisbech Grammar School, and a Salvation Army hall. The town is only 20 minutes from King's Lynn with its direct rail link to Kings Cross via Cambridge approx 1 hour 40 minutes. Peterborough is 35 minutes away with its national rail links.



Note from the Vendor



“We love the sociable open plan spaces, it’s a great house to entertain in.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating with underfloor heating to ground floor and electric underfloor heating to main bathroom.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 5032-2138-6100-0830-9296

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.

AGENT'S NOTE

There is a Tree Preservation Order on the oak tree. No caravans or builder's trucks are allowed to be parked outside. The property benefits from right of way to use the gravel driveway and will contribute to the maintenance costs which apply.

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL