



THE STORY OF

The Paddocks

Wisbech, Norfolk

SOWERBYS



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The Paddocks

Barton Road, Wisbech,
PE13 4TL



Substantial, Detached Family Home

Six Acres of Land (stms) with Equestrian
Facilities Including Paddocks and Stables

Three En-Suite Bedrooms and Two Further Bedrooms

Impressive Kitchen/Breakfast Room

Multiple Reception Rooms Plus Study and Games Room

Renovated Throughout

Self-Contained Three Bedroom Guest House
with En-Suite to Principal Bedroom

Edge of Village Location

Spacious and Versatile

Ample Off Road Gated Parking



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“A spacious and homeley property of grand design.”

It is perhaps no surprise that this property has been designed with space in mind. If your job requires you to work from home, if you embrace multi-generational living or require equestrian facilities, the accommodation and land available at the Paddocks will gladly deliver.

As you approach the property through the wrought iron gates, The Paddocks stands out for all the right reasons. Since the current owners took residence, the main property has been refurbished throughout and what was once a storage building, is now an impressive three bedroom, self-contained guest house.





The property is certainly of grand design and that is apparent the minute you step inside the striking reception hall with a double height ceiling and a superb gallery landing, which is flooded with natural light, adding to the luxurious feel of The Paddocks.

The kitchen/breakfast room is undeniably the hub of this superb family home. A bespoke fitted kitchen has benefited from an uplift and is the perfect space to cook in. You can imagine having your breakfast here, or in the hot summer months on the terrace to the side, enjoying the sunrise and the field views.

“Walking across the gallery landing and looking over the fields is amazing.”

The sitting room is another room that demonstrates luxury. Flooded with natural light, a fireplace and french doors leading to the rear garden, this is the perfect place to retreat to at the end of the day.

For those who need to work from home there is a study and complementing that, there is also a games room. The property also benefits from having an integrated vacuum system and American laundry shoot.





Moving to the upper level, the gallery landing sets the tone of the bedrooms beyond, we have been told that the sunsets from this floor are magical.



The principal bedroom not only has access to its own en-suite, just like two of the other bedrooms, but also enjoys a balcony, offering spectacular views over the paddocks and further fields beyond.

The guest house complements the main property very well. Fully refurbished, this is the ideal space for a teenager that desires independence, multi-generational living, or it could even become a separate income stream, such as an Airbnb.

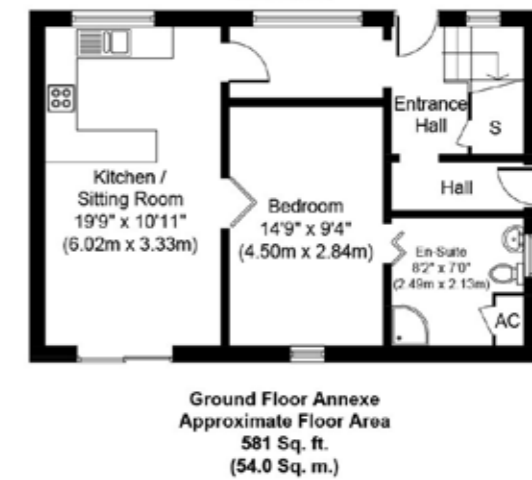
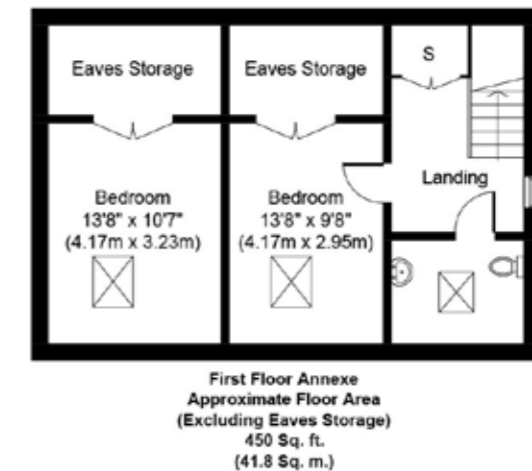
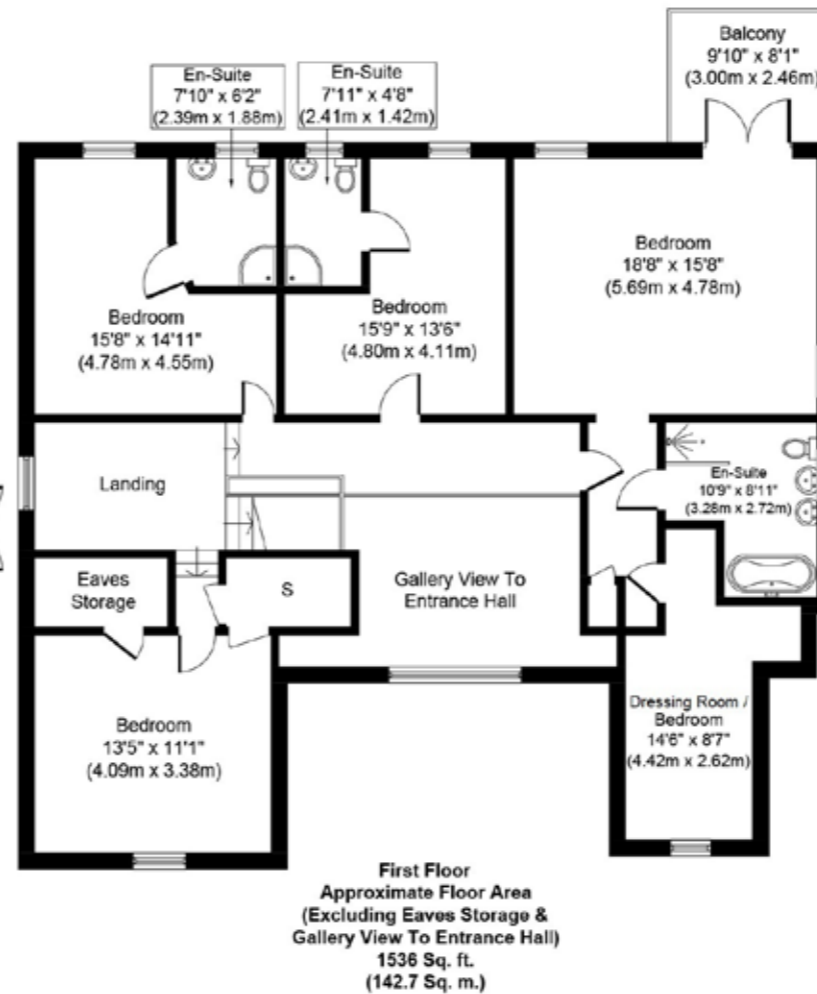
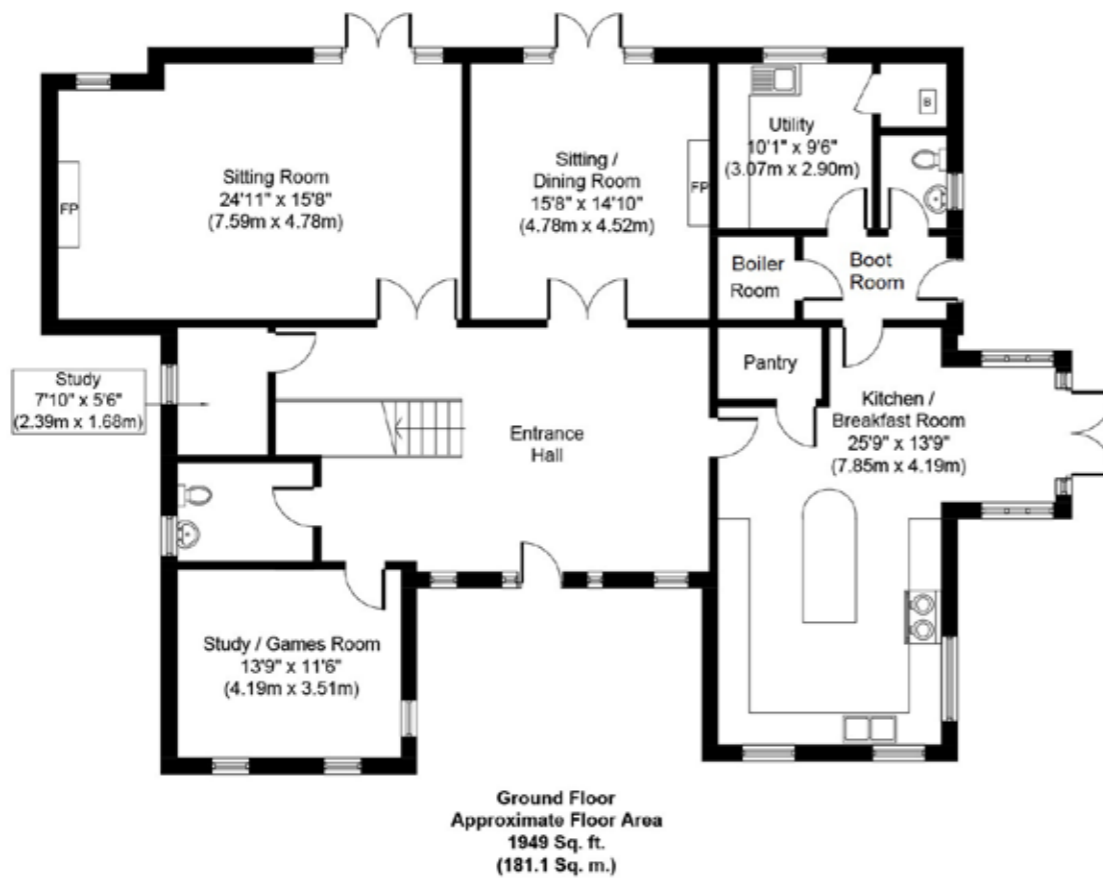
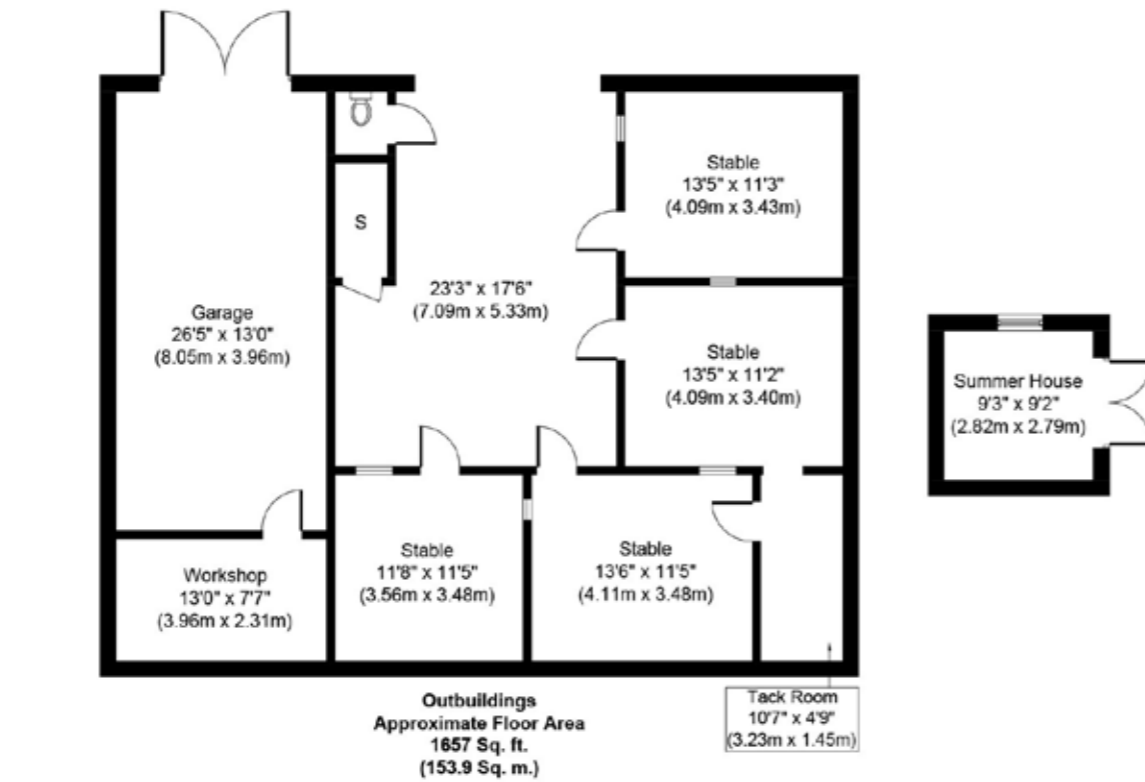


“We definitely have a better lifestyle since living here, we walk round our field several times a day.”



The Paddocks boasts a sizeable plot of six acres (stms) with beautiful gardens, which have been transformed alongside the equestrian facilities.





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 NORFOLK
IS THE PLACE TO CALL HOME



Commonly known as the Capital of the Fens, the attractive and historic market town of Wisbech is renowned for its elegant Georgian architecture. The town has an abundance of amenities to offer, such as a theatre, swimming pool, library, good schools and the Horsefair Shopping Centre. Browse the shops or visit the market on a Thursday or Saturday with a wide range of traders offering with locally grown produce and plants.

Explore the surroundings by taking a leisurely walk through the tranquil gardens in the heart of the town centre, which has been awarded a commendation award for Innovation for its links to the town's Merchant Trail. The Merchant's trail shares the history of the many famous characters of the town, telling the story of how Wisbech became one of the most prosperous ports in the country during the 18th and 19th centuries.

Wisbech Park is just a five minute walk from the town centre. Extending to over 12 acres, the facilities include tennis courts, bowls green, two children's play areas and a multi-use games area for five-a-side and basketball.

Once owned by a Quaker banking family for over 150 years, Peckover House and Gardens is a classic Georgian merchant's town house, which is certainly worth a visit. Now in the care of National Trust, Peckover House is an oasis hidden away from the town centre with two acres of beautiful Victorian gardens.

Perfectly situated to access all that Norfolk has to offer, from beaches to forests, yet still a stone's throw from our neighbouring counties and both King's Lynn and the city of Peterborough, possessing excellent rail links.

With copious history and a connected future, Wisbech is a market town to be envied



Note from the Vendor



Hunstanton Beach

“We love to visit Hunstanton, its a great traditional seaside town.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and sewage treatment plant drainage. Oil fired central heating with underfloor heating to both floors.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 0748-4065-7296-6741-8950

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.

SOWERBYS



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