



Goosetree Barn
Guyhirn | Cambridgeshire | PE13 4DH

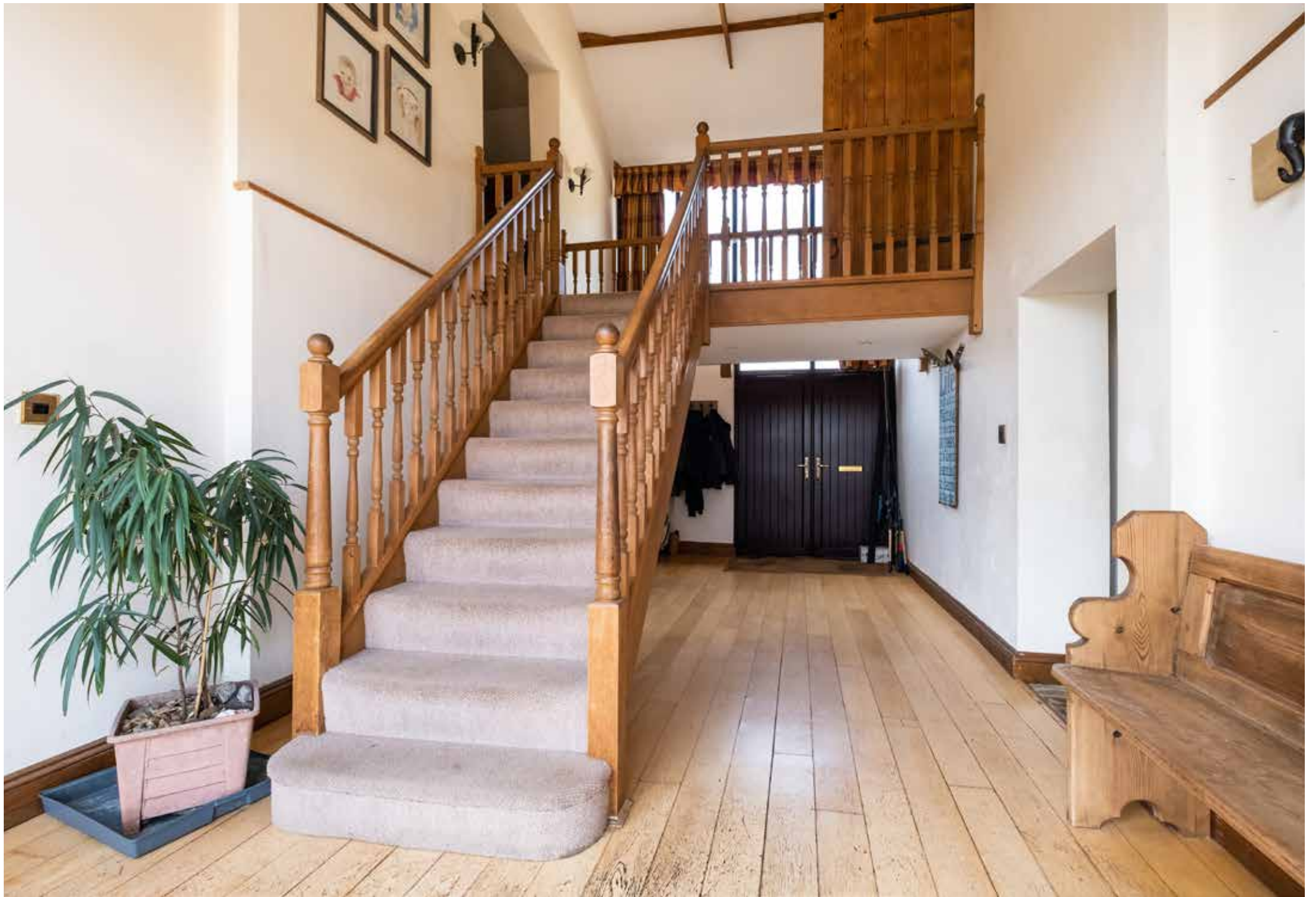


RURAL BARN CONVERSION



Set in approximately 2.5 acres in the small village of Guyhirn near to the town of Wisbech is this extensive large barn conversion, offering six bedrooms, four bathrooms, four reception rooms and a triple garage amongst many more additional rooms, including games room and bar. Space, wooden beams and exposed brickwork with wonderful inglenook fireplaces welcomes you in this vast versatile family home, great for a large family and a social haven for family and friends. Converted in 2003, an outside kitchen area with smoker/oven and plumbing offers the opportunity to socialise in the acres of the grounds and garden with peace and nature surrounding the property, often visitors to the garden include a family of swallows, kites and kestrels.







- Beautiful Detached Barn Conversion
- Set On a Generous Plot Of 2.5 Acres - Equestrian Potential
- Adaptable Living Accommodation
- Six Bedrooms (three with en-suites) and Family Bathroom
- Full Of Charm & Character - Inglenook Fireplace
- Range Of Outbuildings
- Rural Location with Field Views
- Driveway with Ample Parking
- Total Accommodation extends to 6841sq.ft
- Energy Rating D

Once a fully working farm, with a large farmhouse and multiple outbuildings. The barn that was left standing was then converted by the previous owners in approximately 2003. The current owners have been particularly fortunate to have been given some old photographs of the property in its original form (circa 1963), and then again, photographs of the barns as they were originally when the previous owners purchased it (circa 2002). They have tried to document how the property has evolved since then, including the changes to the garden that they have made over the years.

The homeowners moved to the property from London over 7 years ago and this is what they said regarding choosing the area and barn for their home: 'My father was in the RAF and my childhood was spent not far from Goosetree, in Northborough, near Market Deeping, whilst my Dad was based in Wittering. Having lived in London for many years, we wanted to return to a rural community and for me in particular, coming to Goosetree felt like 'coming home'. The house was simply stunning - expansive and characteristic, both inside and out, set within the beautiful Fenland countryside. Goosetree offered us an opportunity to have the best of both worlds - easy access to London, schools and facilities, within a spacious, beautiful setting. It was particularly nostalgic for me to be able to take my children to places that I had loved as a child, such as Ferry Meadows and Hunstanton.

They have a large family (4 children) and wanted to get out to the countryside and enjoy the space. The garden and house just offered so much versatility. Becoming the favoured location for all of the family get togethers. It easily provides the space for over 20 people over the Christmas and New Year period without ever feeling cramped!

The ground floor offers so much, in its 4325sq ft enter the entrance hall with wooden flooring leading to the right and the left of the property living space. The right offers a bar, study, games room, garages and workshop, bedroom and en-suite, the left has a country wooden kitchen breakfast with tiled flooring leading through an exposed brick arch to the dining room, games room, and reception room. The reception room has this large impressive inglenook fireplace and surround, although calling it an inglenook gives the impression of a small feature, this is very much the



opposite, this has the “wow” factor. The first floor boasts 6 bedrooms with 2 en-suites one bedroom is separated by an exposed beam wall allowing this to be a suite, having a living area within the bedroom.

A wooden spindle staircase and landing, vaulted ceiling with exposed beams, brickwork and wonderful fireplace, a lovely feature to any barn.

The current owners comments on what they love about their current home:

“The games room and bar area is definitely my favourite. Central hub for all our get togethers. Pool / Darts / Karaoke and a lot of laughter”

“The children have their own games room, which it great because, despite the fact that they are nearly always on their computers, they are generally in the same room, playing the games together. Wonderful to hear the interaction from the living room, where the adults can get their own space, peace and quiet”

Being able to find quiet spaces whilst being a part of a large family ourselves has also been wonderful – the design of the house is marvellous for enabling this. However, one of the most pleasurable aspects must be the garden and land. “I loved ‘The Good Life’ growing up, and being able to create our ‘Menagerie’, with chickens, ducks, geese, cats, dogs etc. all have been an absolute delight. I can take the kayak out on the ‘drain’, go fishing regularly and grow our own fruit and vegetables. We are blessed to have seen a vast variety of birds, including my favourite, the swallows, who have several nests within the garage and outbuildings that they return to year on year. It is delightful to see the fledglings each year and then to see them take flight and play”. Among these are Sandpipers, Herons, Woodpeckers, Pheasants, Wagtails, Yellowhammers, finches and more.

We also have the pleasure of watching Hot Air Balloons sailing gracefully overhead, and for me, with a fondness for the RAF, to occasionally see the Jets practicing their maneuvers – fabulous!

Whilst Goosetree offers a sense of rural heaven, you also have access to so many rich, historic towns and villages nearby. Whittlesey, March and Wisbech are all within easy access, with Stamford, the Deepings and other beautiful towns to explore. Not much further afield, you have Hunstanton and the coastal towns of Wells and Cromer. As we are close to March station, with direct links to Cambridge, London, Stansted, Peterborough and more – everywhere feels as though it is on the doorstep!

For many years, my husband would commute into London, where he would stay from Monday to Thursday. On my own with four children, I was embraced by our wonderful neighbours and the community, particularly in Coates, where the children went to school.









The house is in the catchment area of both Coates and Whittlesey Schools with a locally provided bus service collecting children on a daily basis.

I love the changing seasons, the rivers and the countryside. I have developed a deep respect for the hard work of our farming community. The memories we have been able to create with family and friends and the absolute privilege it has been to have lived in such a beautiful home.

They are currently planting a small orchard in the grounds along with the vegetables and there is also more than enough space for a full game of football / cricket / rounders etc. Also ... shouldn't forget that riding around the garden (cutting the grass) on the ride on mower, is one of life's little pleasures and a wonderful way to spend an hour or two.

Recently added is a full outdoor kitchen including (smoker / pizza oven / multiple grilling areas and fully plumbed sink). An undercover eating area on the paved patio is a great social location while watching the fields change colour throughout the seasons.

"What will be missed - it's the space! The house flows from room to room and there's always somewhere to escape to. Anyone who visits always feels instantly "at home".

" Whilst we don't have neighbours per se, we've made some great friendships with our neighbouring farms. Amazing people who would do anything for you! "

Guyhirn has a Preschool-Primary school and local High schools in Wisbech and March with a Grammar school in Wisbech. GP is 3 miles away along with many amenities in this short distance. Peterborough, March, Wisbech and Downham market are all less than 18 miles away, with train travel available to London and heading to the North of the country. There is Rings End nature reserve and Norwood Road nature reserve, Stonea camp nearby for walks to walk within the wildlife.







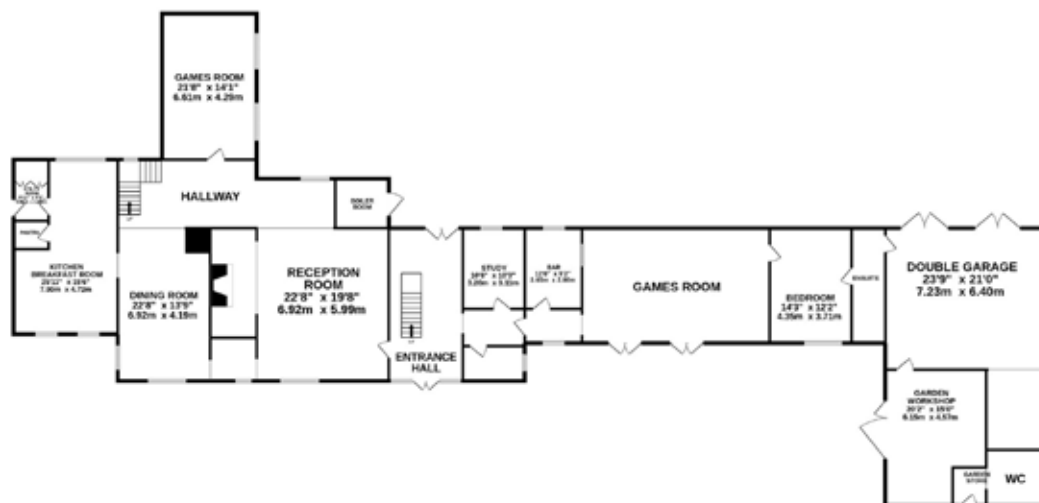




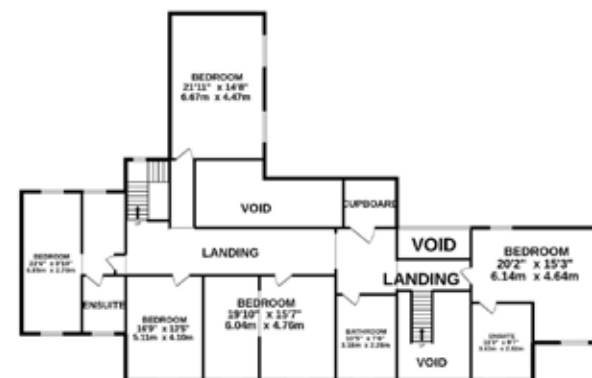




GROUND FLOOR
4295 sq.ft. (399.0 sq.m.) approx.



1ST FLOOR
2546 sq.ft. (236.5 sq.m.) approx.



TOTAL FLOOR AREA : 6841 sq.ft. (635.5 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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On Your Doorstep...

Guyhirn sits to the north east of the county of Cambridgeshire and lies only 6 miles south west of the market town of Wisbech. Only a short car ride into Norfolk the Hanseatic town of King's Lynn located 20 miles northwest offers an excellent shopping and leisure facilities. Following on from there, the popular North Norfolk coastline is only 30 minutes away and offers an abundance of pretty coastal villages to explore. Peterborough, 16 miles to the west of Guyhirn has a direct train service into London King's Cross with a journey time less than an hour, whilst the small town of March which lies 5 miles south of Guyhirn also offers a train station. Estimated train times to Peterborough is around 20mins, Cambridge 35 mins and from Peterborough to Kings Cross is 50mins.

Services and District Council

LPG Central Heating, 2 Boilers - 1 serves underfloor heating on the ground floor and 1 serves hot water and radiators on the first floor

Mains Water and Water Treatment Plant

Fenland District Council

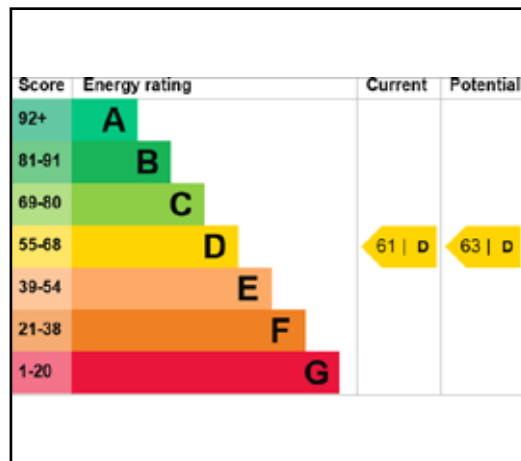
Council Tax Band G £3537.55 PA

Tenure

Freehold



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



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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

