



Leverington Hall  
Leverington | Wisbech | PE13 5DE



# A TALE TO TELL



Transforming it from a neglected property into a perfect and grand family home, Leverington Hall is not short of character. Slices of history can be found throughout the house, and there is always something to marvel at. It has the perfect combination of history and modernity, boasting contemporary additions that are sympathetic to the traditional style of the house. This stunning home is far from style over substance, as each room is just as aesthetically impressive as the last. Now, the family is ready for this grand house to move into its next chapter and for new owners to make some equally treasured memories.







- A Beautiful, Substantial Period Listed Home
- Positioned Within 2.4 Acres of Private Grounds
- Four Reception Rooms, High Quality Kitchen
- Wine Cellar
- Five Bedrooms, Four Bathrooms, Games Room & Office Space
- Self Contained Three Bedroom Coach House
- Gated Driveway, Garage & Outbuildings
- Full Of Charm and Character Including A Stunning Inglenook Fireplace
- Total Accommodation of Main House is 5719sq.ft
- Total Accommodation of Coach House is 3117sq.ft

With its private grounds and proximity to a beautiful countryside village, this Grand Manor House has been a much-loved family home for many years. Purchased in 2005 - though the house's history dates back much further - for the past almost two decades, this property has benefited from the love and care that only a family can give. The current owners reveal that "it has been an honour to restore this fabulous manor house back to the glory that it deserves."

#### Friendly and Fun

Leading up to the house, there are gates adorned with brick pillars and an impressive gravelled drive, showcasing the grandeur of the home from the moment you step foot on the property. This house is by no means shy and retiring; it stands out as a stately and imposing hall from the offset. In addition to the large house, the grounds also boast a beautiful summer house in which the family have spent a lot of time.

The house stands back from the road, and the gardens are completely private, especially the walled garden. This is a delightful place for a family to spend quality time together, away from the slight hustle and bustle of village life. Walking around the grounds, seasonal changes are apparent in the foliage, and there is always something new to see.

From a large magnolia tree and fruit trees to the koi carp and ponds, the outdoor space is not lacking. To the rear of the walled garden, you will find a tennis court, stables, and a shed that was originally part of an orchard. To the left, a conker tree stands proudly in a long paddock. It's rare to find a garden that is as spacious, varied and private as this one.

#### Attention to Detail

For those who have spent many years in the house, the kitchen is the real focal point of the property. "The kitchen is by far our favourite room and has been the hub of the house. It has been restored sympathetically to the era it's in." The kitchen has a timeless look, meaning it's a room that will bring joy and comfort for many years to come. Upstairs, there is abundant space for entertaining and ample rooms for guests.



The property has welcomed many family and friends over the years, and there is no shortage of space to entertain. Everything within the home has been finished expertly, and the workmanship is second to none.

The surrounding area is as impressive as the house itself, and you are in the centre of the village in a matter of minutes. The owners describe the area as a lovely and small village that boasts a highly recommended and sought-after school.

Though small, the village has a state-of-the-art sports facility and social club, a shop, hairdressers, a pub, a post office and a beautiful church. It really does have everything you need to immerse yourself in community life. As well as being fond of the house and the grounds' privacy, the owners feel being within the village is also a welcome benefit.





























TOTAL FLOOR AREA : 5719 sq.ft. (531.3 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...

Leverington is a North Cambridgeshire village with a church, primary school, sports & social club, post office and a public house. The close-by Georgian market town of Wisbech, known as the capital of the Fens, offers a wide range of amenities and leisure activities. These include primary and secondary schools such as Peckover Primary School and the sought-after Wisbech Grammar School, supermarkets, restaurants, shops, museums and a theatre. The popular Country Club & Golf Course in Tydd St Giles is only 4 miles away. There are two cinemas, the National Trust Peckover House & Gardens and a Yacht Harbour. Only 30 miles to the Beach.

### How Far Is It To...

The nearest mainline train station is at March, a twenty-minute drive or a thirty minute drive to Peterborough train station where the LNER runs a twice an hour service to London in 50 minutes.

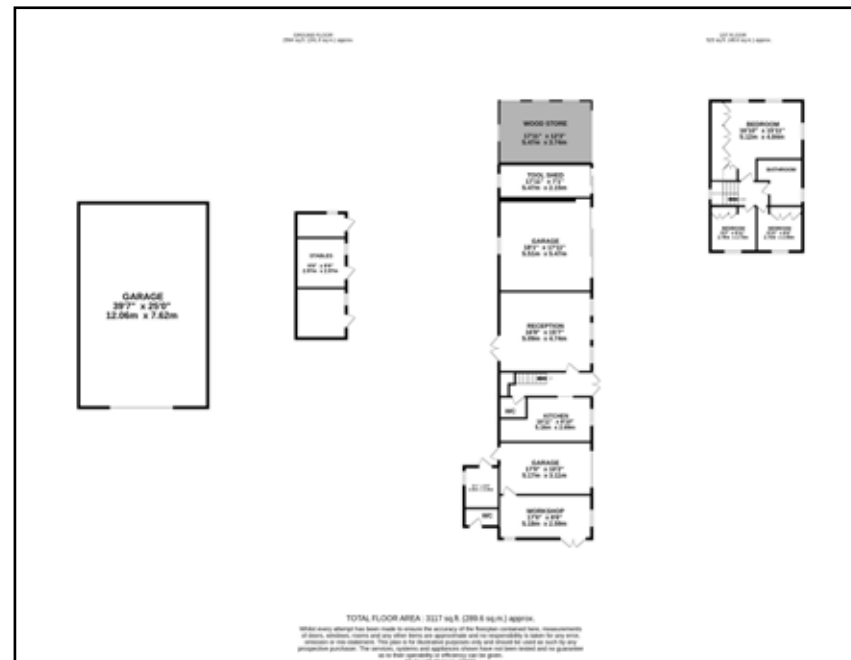
### Services and District Council

Mains Water - Drainage & Electricity, Boiler is mains Gas as is the Aga  
Fenland District Council  
Council Tax Band G £3537.55 PA

### Tenure

Freehold

### The Coach House Floorplan



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# FINE & COUNTRY

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THE FINE & COUNTRY  
FOUNDATION

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