



Woad Farm
Tydd St Mary | Wisbech | PE13 5QU

RURAL FARM HOUSE



This attractive detached farmhouse is a Grade II listed building and is full of charm and character with a manageable garden surrounded by fields and waterway. The five bedroom double fronted Georgian home has spacious living accommodation with two reception rooms, two bathrooms and a hedged garden for privacy, this peaceful area gives you the feeling of living in a time gone by with modern amenities and facilities. A rural location but not far from the village of Tydd St Mary, with local shop and butcher.







- Grade II Listed Farm House
- Character Property
- Five Double Bedrooms & Two Bathrooms
- Kitchen/Diner and Three Reception Rooms
- Generous Plot of Approx. 1/3 of an Acre
- Rural Location with Stunning Field Views
- Double Garage & Ample Driveway
- No Onward Chain
- Total Accommodation extends to 2433sq.ft

This attractive detached farmhouse is a Grade II listed building and is full of charm and character with a generous yet manageable garden surrounded by fields and waterway. The location was the first attraction to purchasing Woad farm with the rural location of fields one side and the managed waterway the other, due to the location the wildlife is varied, from pheasants, hares, the elusive otter and a naughty mink.

There are two main parts to the building, the oldest part is where the country kitchen is located with its cream country kitchen, pamment flooring, marble topped island, beams and houses a Rayburn oven, the kitchen is wrapped in its own history, the utility and the main beautiful bathroom, with its updated double shower with subway tiles and raised modern roll top bath and jack & jill sinks part of the house are pre-dated 1700s.

Originally it was believed to be two farming cottages. The modern Georgian extension was built around 1737, there are building marks and dates along the upright wooden pillar in the upper bedrooms. Also lead to believe that the large timber beam in the kitchen is a former ship mast from the days of sailing.

The story goes that landowners would give their oak timbers to the Crown for shipbuilding on the proviso that if the ship returned and was scraped that the oak would be returned to the original owner. It is also where the term 'eavesdropping' comes from, for as the beam dried out there would be gaps in-between the beam and the plaster and the people upstairs could listen to the conversation downstairs. The lock and key on the Front Door is the original. It is believed that the brick design on the East facing Georgian part up by the cables, is a unique design to Lincolnshire.

The Georgian proportions are sublime but at the same time being comfortable and cosy. The owners love that all rooms are large and beautiful with amazing views. The Main Bedroom has both east and west facing windows which provides sunlight from morning to night.

The large open fireplace in the Drawing Room with its beamed edged hearth and bricked open fire, in a neutral shade and wooden panelling around the walls, beams providing much warmth and cosiness especially magical at Christmas.



The Drawing Room has seen so many happy events with the backdrop of the roaring fire, and the Dining Room likewise has hosted large family gatherings, the wooden flooring and tiled Georgian hearth and surround with character beams make this a lovely homely family gathering space. The room at the back of the house on the 1st floor was turned into a sewing and art room by the current owner which was a joy for her and could be used for many other purposes including a home office.

There are wooden doors throughout the property creating warmth and beams adding to that homely feel. The bedrooms are light and spacious and large double size with a fitted wardrobe in one.

A further two bedrooms are on the first floor creating spacious sleeping quarters, along the landing is the original brick work which adds to the warmth and character of the property. The high hedge gave more privacy and provided a wind buffer! In the garden a path was added with many rose bushes and shrubs. Hours have been spent gardening, having coffee/tea, hosting croquet and badminton games. The enclosed space was also shielded from the bad weather, so that plants grew freely, and birds loved to raise their young in the trees around the drive. A water feature has been added to the garden.

The garages and workshop provided a handy storage and mending area and the Old Potting Shed was a great place for storage too. The greenhouse provided many homegrown vegetables and the 'stable' provides a great log storage.

It is a truly wonderful family home set in a healthy environment with miles of walking and cycling literally on the doorstep. Situated next to the South Holland drain, there is no risk of flooding even in periods of high rainfall due to the fact that the Drain is constantly managed by the South Holland Drainage Board. Whilst rural, the house is not far from a village shop and pub, in Tydd St Mary, butchers and a hairdresser in Long Sutton, a little further afield in Wisbech & Holbeach are large supermarkets and cinemas.

At Peterborough there was the mainline train to London and Edinburgh reachable in 40mins. A close proximity of the coast and The Wash, the historic homes, Sandringham House, Burghley House, Houghton Hall, Holkham Hall, Walsingham Abbey. Then there are the magnificent beaches of the Norfolk coast. There are active sporting Clubs in Wisbech and Spalding and Leicester Tigers and Northampton Saints are nearby.



















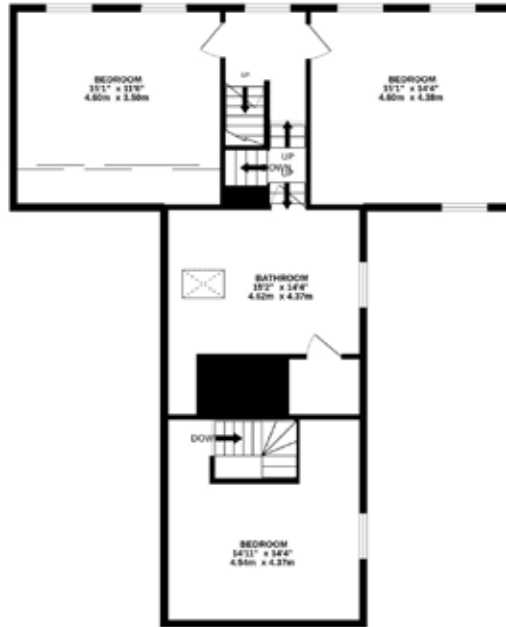




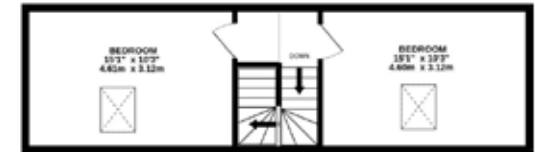
GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR
920 sq.ft. (85.4 sq.m.) approx.



2ND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 2433 sq.ft. (226.0 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...

The Luxe Cinema in Wisbech for its old-time uniqueness. A Bridge Club in Stamford! The National Cycle Route No.1 is literally at the end of the lane! The local farming community are very welcoming which is extremely heart-warming. The local primary school of Tydd St Mary has an outstanding Ofsted rating and Thomas Clarkson and Wisbech Grammar are the closest secondary schools. The local GP is in Long Sutton 2 miles away and there is a local pub of the five bells and a country club nearby for the golfers.

How Far Is It To...

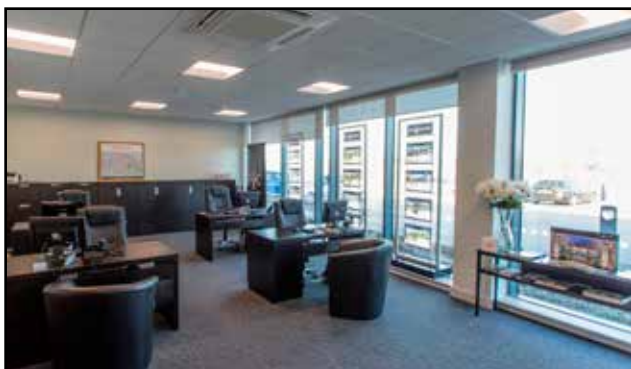
The nearest market town is at Long Sutton, a mile and half away, while Wisbech, with good shopping and many Georgian buildings is 7 miles, and King's Lynn, known as the gateway to the North Norfolk coast, is a half-hour drive. King's Lynn also has the nearest mainline station, which has direct trains to Cambridge and London King's Cross. The main north-south station at Peterborough, forty minutes by car, has fast trains to London King's Cross in 45 minutes.

Services and District Council

OFCH, Mains Water & Septic Tank
 South Holland District Council
 Council Tax Band E £2418.12 PA

Tenure

Freehold



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