



Ashtrees Barn
Guyhim | Wisbech | PE13 4ED

CONTEMPORARY DETACHED BARN CONVERSION



Fine & Country are delighted to showcase an exceptional example of a Barn Conversion in a private, secluded setting. This property has the wow factor from the moment you set foot through the door. With an abundance of flowing space and light, this home has so much to offer.







- Stunning Barn Conversion in a secluded, private location
- Three wonderfully bright and spacious bedrooms
- Impressive floor to ceiling glass entrance hall
- Exquisite galleried landing
- Open plan multi-functional living space
- Spacious games room
- Large mature gardens
- Detached double garage
- Superb quality finish throughout
- Total accommodation extends to 2,897sq ft.

A Tale to Tell

There is something special about a detached barn conversion, and this gorgeous family home is no exception. This property combines modern and contemporary elements with traditional and classic features. It is a home that ticks every box, and it's easy to see why the current owners fell in love with the space back in 2017. Having spent over five years at Ashtrees, they are moving on, and the home is ready to welcome a new family. When asked to describe the property in three words, the current owners chose "amazing, stunning and spacious", and these really do represent the home accurately. It's a property with a lot of space and room to relax and no shortage of unique and eye-catching features.

This property is unlike any other in the surrounding area, and the carefully chosen style of the barn conversion gives the impression of a beautiful French farmhouse. It's all about country living at Ashtrees but in a modernised and open-plan way.

Friendly and Fun

There is a lot to love about Ashtrees, the big atrium windows and open-plan layout grabbed the current owners' attention. This creates a sense of space and light throughout the home, making the ground floor welcoming. Each room flows into the next, making the entire lower living space versatile and functional. You really can make this home work for you.

One feature that the owners are hugely proud of is the kitchen, which they redesigned and installed in 2021. This means your time at Ashtrees can be spent making the most of the modern, state-of-the-art, fully functional kitchen. Whether you are cooking a quick dinner for the family on a busy weeknight or impressing guests with a three-course dinner at the weekend, the kitchen has the space and layout to accommodate your every need.

The property has three bedrooms, each of which is spacious and comfortable. The rooms have a lot of light, and you won't be short of storage and wardrobe space. The barn also boasts two bathrooms, a welcomed addition to any large home.



Attention to Detail

It's not just the interior of Ashtrees that's impressive, as the garden also has much to offer. There are three gardens in total, and they wrap around the barn. This has provided the owners with enough space to create a vegetable garden and an orchard, whilst housing chickens in the smaller garden area. It's a tranquil, secluded and peaceful place to relax. It doesn't matter if you are a keen gardener hoping to bring flora and foliage to the garden or simply want somewhere to relax and watch your children play; this outdoor space ticks every box. Though the garden has been kept to a high standard, you can still make your mark.

There is a lot going on in the local area, but the property boasts peace and quiet, and it's far enough away from everything for you to enjoy being in the countryside. If the open countryside and greenery aren't enough to impress you, the views of wildlife across the fields from the barn surely will.















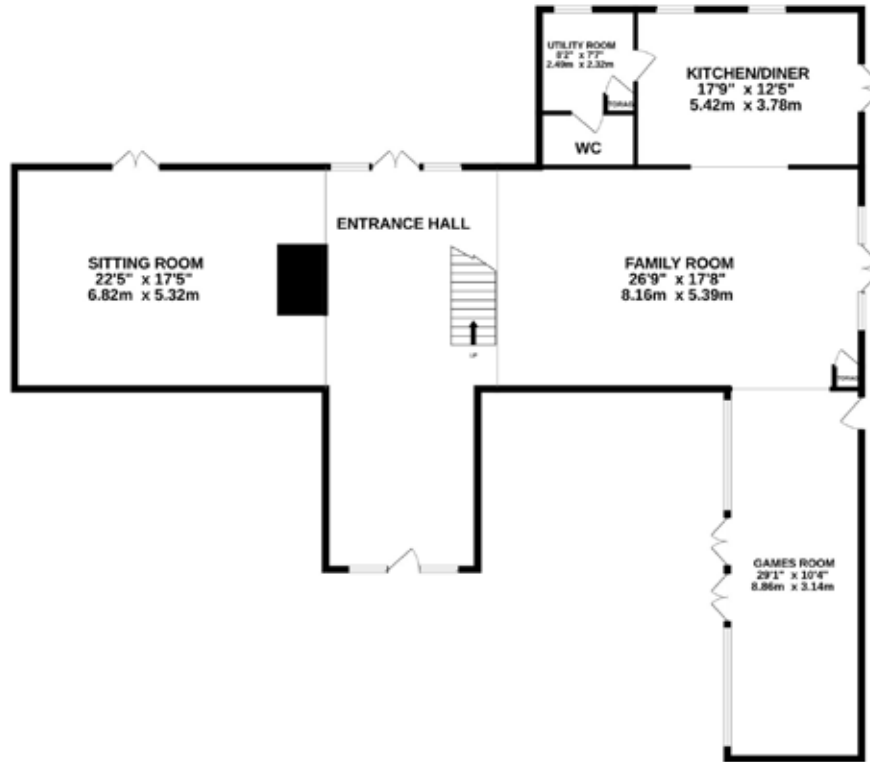








GROUND FLOOR
1936 sq.ft. (179.9 sq.m.) approx.



1ST FLOOR
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA : 2897 sq.ft. (269.2 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.

How Far Is It To?...

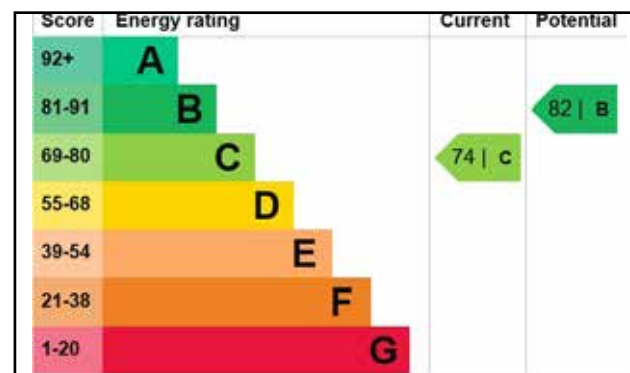
The location, although rural, is not far from village, town and city facilities. The Chequers pub nearby is very nice; there's a village store in Wisbech St. Mary, a primary school too, buses go to Neale Wade secondary school in March at the top of the road, and the much sought after Wisbech Grammar School is only a ten minute drive. Peterborough is about thirty minutes away and we often visit the Norfolk coast which you can reach in only forty five minutes.

Services

Air Source Heat Pump, Underfloor Heating, Electric Mains Water
Fenland District Council
Council Tax Band E

Tenure

Freehold



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FINE & COUNTRY

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