



THE STORY OF
85-87 High Road
Gorefield, Cambridgeshire

SOWERBYS



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85-87 High Road

Gorefield, Wisbech,
Cambridgeshire, PE13 4PG

Three Bedroom Family Home

Separate Garage with Commercial Title

Spacious Sitting Room and Dining Room

Recently Modernised Family Bathroom

Conservatory Overlooking the Enclosed,
South-Facing Rear Garden

One of the main reasons that our sellers chose to relocate to this charming village, was the possibility of having their own business right next door. Since they arrived in 1988, the property at 85-87 High Road has been a beloved family home, where they have been able to raise their family whilst fulfilling their dream of being business owners.

The house itself is generous and filled with natural light. There is plenty of space for hosting with two reception

rooms located at the front of the house, both of which are well-proportioned and bright. Additionally, as it was once the village shop, the dining room holds a piece of local history. The fitted kitchen to the rear allows for effortless entertaining of guests whilst dinner is underway.

Among all the rooms, the conservatory is the most cherished by the current custodians, who feel that it is the best addition they have made to their home.

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On the first floor, the landing gives access to the recently updated family bathroom, and the three double bedrooms.

The outside space is of low maintenance, with a gravel driveway located at the front of the property providing off road parking. At the rear, the garden is a sight to behold, featuring well-maintained landscaping with mature shrubs, trees, and flower beds.

However, the real potential lies in the adjacent garage, which spans an impressive 44ft and comes equipped with power, light, and water. This space could be a fantastic opportunity for someone to operate their own home-based business or even transform it into an annex, subject to the necessary consents.

All in all, this property presents an excellent prospect, combining a comfortable family home, with a versatile garage that offers numerous possibilities.



Approximate Area = 1466 sq ft / 136.2 sq m
 Garage = 1155 sq ft / 107.3 sq m
 Total = 2621 sq ft / 243.5 sq m
 For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©richvcom 2022.
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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.

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ALL THE REASONS



Gorefield

IN CAMBRIDGESHIRE
IS THE PLACE TO CALL HOME



A small village, located away from the hustle and bustle of city life. Life in Gorefield is simple and relaxed, with a

strong sense of community.

Popular among the locals, 'The Woodman's Cottage' is a traditional country pub with a bar, restaurant, games room, and beer garden. The village also offers a convenience store, post office, pre-school, primary school and St Paul's church.

Commonly known as the Capital of the Fens, the attractive and historic market town of Wisbech is renowned for its elegant Georgian architecture and located just four miles away. 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 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 have 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.

Overall, Gorefield is a wonderful place to be close to amenities, yet enjoy the tranquillity of village life.



Note from the Vendor



The garden at 85-87 High Road.

“The best thing we did was to add the conservatory. We love to sit in the sun, looking at the garden.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via LPG central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 3037-7427-2200-0871-5226

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.

LOCATION

What3words: ///snuggled.flopping.boggles

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SOWERBYS



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