



86 Elm Road
Wisbech | Cambridgeshire | PE13 2TB

SPACIOUS CHARMING FAMILY HOME



Fine and Country are delighted to showcase an exceptional example of a period four-bedroom detached property situated in the heart of Wisbech, close to a variety of local amenities. The property benefits from a further one bedroom self-contained annexe, mature private enclosed gardens and off-road parking. This striking period home offers an abundance of character and charm, retaining a number of original period features with a the added benefit of being close to the town centre.







- Charming four bedroom detached period property retaining many original period features
- Large master bedroom with en suite
- Spacious reception room with feature fireplace
- Separate cosy snug leading out to enclosed rear garden
- Country style kitchen breakfast room together with separate dining room
- Fully renovated basement with flexibility of use for home office or play room
- Further one bedroom self-contained annexe with lounge/diner kitchen and bathroom
- Large private driveway and garage offering parking for a number of vehicles
- Total accommodation extends to approx. 2,555sq.ft

Large and Charming

Having lived at the property for 13 years, this is a home that the current owners will be sad to leave behind. The amount of space in the house and additional annexe first drew them to this gorgeous house and the undeniable character and charm that older properties like this tend to have. There is more than enough room for friends and family. The current owners describe the home as having “a place and a space for everyone” and highlight that it’s the ideal property if you enjoy having friends, family and loved ones over.



This property has a lot to offer, but the lounge stands out as something special. It’s a favourite place in the home for the current owners, and they mention how the open fireplace makes it a lovely space to relax in the winter. You can sit back, unwind and enjoy a cosy living space on cold evenings. In the summer, the big windows ensure the room is bright, light and welcoming. When asked to describe the property in three words, the current owners chose “spacious, adaptable and character”, and these highlight everything that this home has to offer.

No Shortage of Space

The annexe is a fantastic addition to the property, providing even more living space. Having the annexe makes this property a multi-family home and provides a separate ‘home away from home’ for guests. It’s a stunning outbuilding in keeping with the main house’s design, but with a real sense of privacy and separation. It’s safe to say that everyone can have their own unique space in this property.

There is a lot to love about this home, but the bedrooms are certainly a stand-out feature. Every room is big, so there is no need to worry about anyone arguing over a small bedroom. The basement also has an additional reception room, providing even more living space for a busy family. This versatile space could be used for anything, from a playroom or home office to another living room or dining area.

Gorgeous Garden and Surroundings

As well as an impressive interior, this property has a wonderful outdoor space for you to enjoy. There is enough space to grow your own fruit and vegetables and more than enough room to host guests. Whether it's a garden party or a family dinner, a barbeque or spending time as a family, the garden is not lacking in any way. Even though it's close to the town, it offers space and tranquillity. Of course, the pizza oven is an added bonus and an excellent touch for warm summer evenings.

From the property, you can walk to town yet still feel like you are living in nature. Its location strikes the perfect balance between being part of a community and life in the town whilst still feeling private and away from too much hustle and bustle. It's a family home with the best of both worlds, living in the countryside and still feeling part of everything the surrounding area offers. The town has a lot of history, which boasts Wisbech Grammar School and a range of local shops.











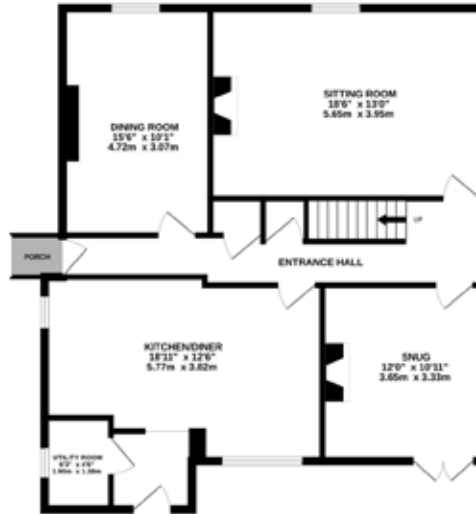




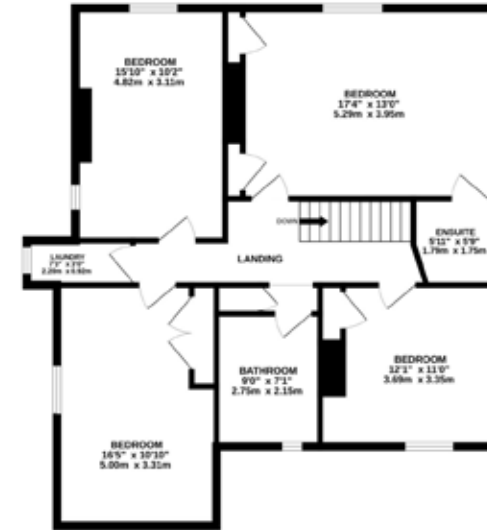
BASEMENT
229 sq.ft. (21.2 sq.m.) approx.



GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
924 sq.ft. (85.2 sq.m.) approx.



TOTAL FLOOR AREA: 2060 sq.ft. (191.4 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 is made as to their accuracy or effectiveness.



GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (77.8 sq.m.) approx.

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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 the Doorstep...

Wisbech lies 21 miles east of the popular city of Peterborough, offers a direct express rail service into London's King's Cross. Peckover House and Gardens is a National Trust property located in the North Brink and offers wonderful walks and overnight stays. The Hanseatic town of King's Lynn with its excellent shopping and leisure facilities located 13 miles north east. Following on from here, the popular North Norfolk coastline is 40 minutes away and offers an abundance of pretty coastal villages to explore.

How Far Is It To?...

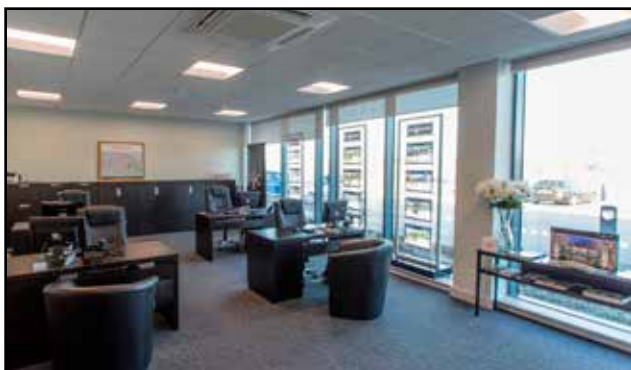
Downham Market, 14 miles to the east, has direct rail service into London's King's Cross, which can also be boarded in King's Lynn. Norwich with its International Airport is 1.5 hours drive away.

Services and District Council

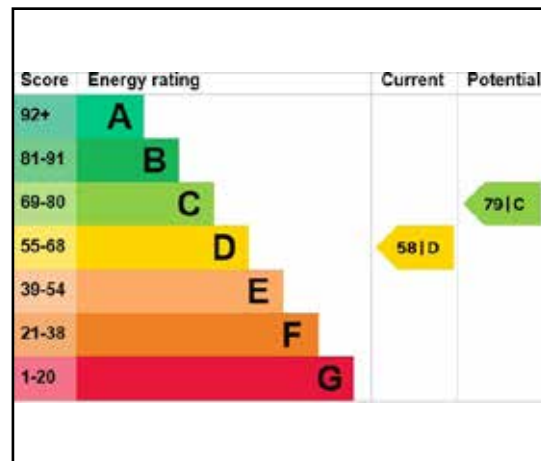
GFCH, Mains - Water & Drainage
 Fenland District Council
 Council Band D

Tenure

Freehold



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FINE & COUNTRY

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THE FINE & COUNTRY
FOUNDATION

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