



THE STORY OF

# Beauleigh House

*Wisbech, Cambridgeshire*

**SOWERBYS**



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# Beauleigh House

4 Barton Green, Wisbech, Cambridgeshire,  
PE13 4UP



Four/Five Bedrooms

Principal Bedroom with En-Suite and Walk-In Wardrobe

Lift for Easy Access to the First Floor

Generous Reception Rooms

Two Sets of French Doors to Rear Patio

Bespoke Designed Home

Double Garage with Electric Door

Carport

Electric Feature Fireplace

Multi-Generational Living



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“The dining hall is wonderful for entertaining - it can seat up to twenty!”

As you approach Beaulleigh House, you're greeted by the majestic willow tree, which sways gently in the breeze, inviting you to explore the surrounding beauty.

Located within a short distance of the historic market town of Wisbech, this superb development of five very individual homes is the perfect escape for those seeking the tranquillity, greenery and over-all balance of true suburban living, while still being close to all the amenities that a town can offer.

The superb frontage prepares an impressive welcome that immediately sets the tone for the luxurious lifestyle that awaits inside. This property has been thoughtfully designed with generous reception rooms which are perfect for entertaining guests. The spacious sitting room features french doors which lead to a beautiful outdoor living area, perfect for enjoying the summer sun. Feel cosy with the feature fireplace, which is remote operated, electric and provides a warm and snugly ambiance without the need for a real fire.





The dining hall is equally impressive, with big windows providing stunning views of the garden, and can comfortably accommodate a table of twenty. This is an expansive bright space around which it feels the rest of the home evolves into purpose.

Our sellers have owned Beauligh House for nine years and have created the perfect space for entertaining and indulging their passions. The kitchen is so often the focus of a home and here, with its double ovens, that is certainly the case. An enormous kitchen island provides an abundance of drawers and cupboards, as well as valuable extra work surface for preparation and serving. It is an enviable cook's kitchen and has been perfect for our clients, previously hosting cookery courses and master classes.

“Three words that best describe our home are spacious, light and peaceful...”

Throughout there's a great combination of functionality and luxury, with subtle changes to the flooring between the living spaces, making the house both practical and beautiful. The study/snug/fifth bedroom offers additional living space, while the boot room, utility space and downstairs WC provide the ideal solutions for daily living.



Beauleigh House feels spacious and light providing a pleasant retreat after a long day. The stilt lift gives easy access to the first floor where you will find four bedrooms.

“Beauleigh House provides a pleasant retreat after a long day.”

The principal bedroom boasts an en-suite shower room and walk-in wardrobe, while the remaining three rooms are all good-sized and could easily accommodate double beds. The family bathroom features a separate bath and shower, as well as a huge linen cupboard – the ideal space to keep your towels and bed linen.





Outside, the carport offers easy access to the house and has been especially important on rainy days. There's also a double garage, providing ample space for vehicles and storage. The generous rear garden is perfect for enjoying the outdoors and delivers a sanctuary for both relaxation and family life.

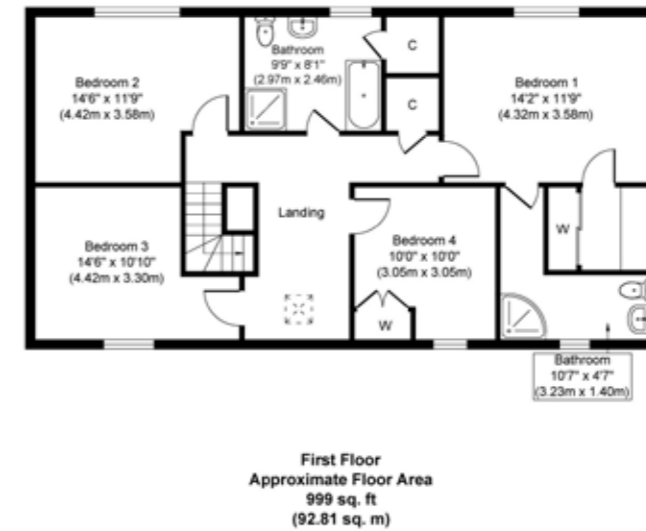
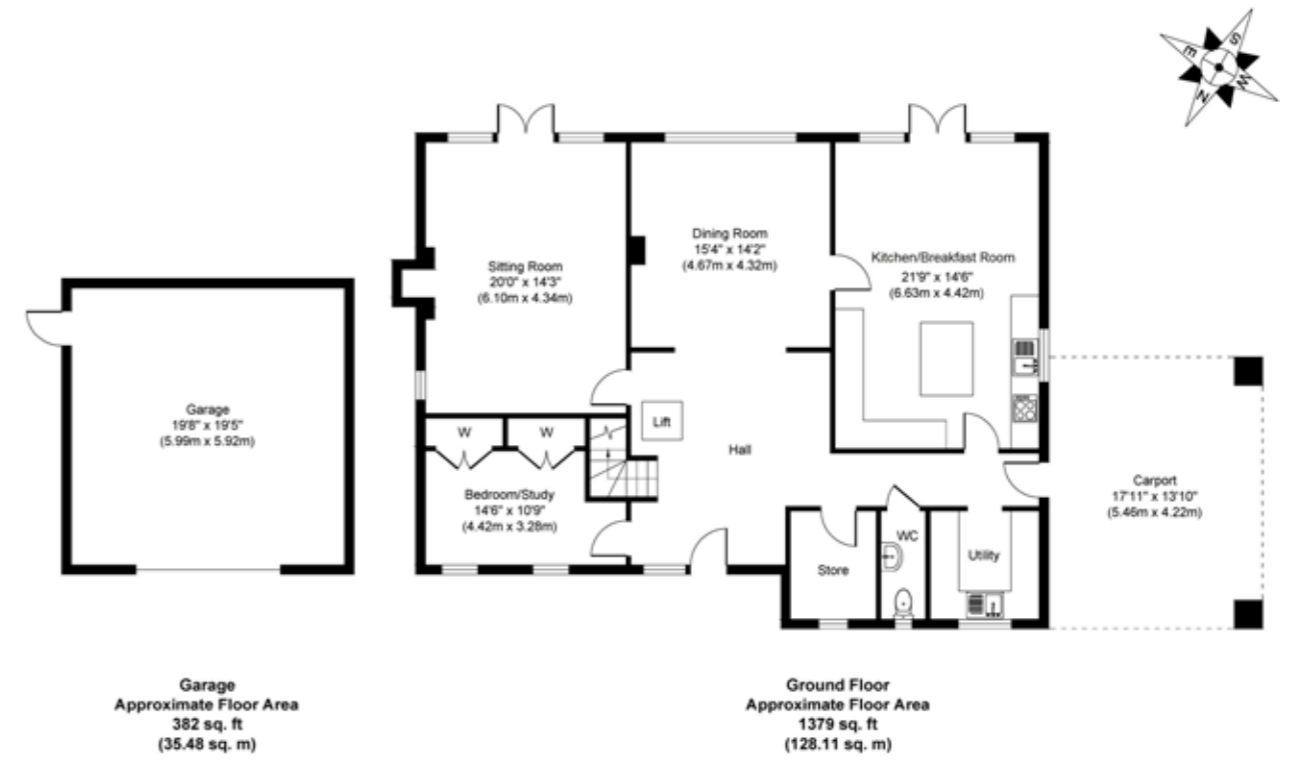


The lawned space is perfect for children to enjoy the outdoors throughout the seasons, though it could be a blank canvas for a green-fingered gardener. A patio area sits neatly between the two sets of doors from the sitting room and the kitchen, meaning al fresco dining and sunshine entertaining are always an option with two remote electric awnings offering shade if required.

“Embrace the summer and swing open the french doors in the kitchen and sitting room - bring the outside in.”



Beauleigh House offers the perfect combination of privacy and proximity to a town. With its exquisite design, unique features, and idyllic location, this might just be your well-connected, but luxurious, dream home...



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.

ALL THE REASONS



# Wisbech

IN CAMBRIDGESHIRE  
IS THE PLACE TO CALL HOME



Commonly known as the Capital of the Fens, the attractive and historic market town of Wisbech is renowned for its elegant Georgian architecture. 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.

The Secret Garden Touring Park offers good food, a friendly atmosphere and entertainment including music and shows.

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.

With copious history and a connected future, Wisbech is a market town to be envied.



Note from the Vendor



Peckover House.

“We are close to town, good schools and Peckover House and Gardens, to name a few.”

THE VENDOR

SERVICES CONNECTED

Mains water, electricity and drainage. Air source heat pump with underfloor heating to the ground floor.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0868-4017-7398-2454-1994

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: ///directs.erupt.outgrown

AGENT'S NOTE

The property ownership is inclusive of both the entire grass area immediately to the front (west) of the property and the shared access road over which the neighbouring four properties of 'Barton Green' have a right-of-way. The cost of maintenance to the access road is shared amongst all five dwellings.

The property title is not yet registered.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



# SOWERBYS



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