



**Ashgate House Walnut Road, Walpole St. Peter**  
Wisbech



**£575,000**

# Ashgate House Walnut Road

Walpole St. Peter, Wisbech

Stunning 6 bed detached house in semi-rural Norfolk village. Over 1 acre plot, 575ft landscaped gardens. 6 double bedrooms, lounge, dining room, spacious kitchen/family room, large office. Garage, parking. Equestrian potential. Peaceful location. Impressive front and rear gardens with entertaining area, play area, mature trees and shrubs. Poultry house, timber stable. Vehicular access to adjoining land. Perfect harmonious indoor/outdoor living. Council Tax band: D

Tenure: Freehold

- TOTAL PLOT JUST OVER 1 ACRE
- BEAUTIFUL LANDSCAPED GARDENS MEASURING OVER 575FT LONG!
- SIX DOUBLE BEDROOMS
- LOUNGE, DINING ROOM AND A 24FT KITCHEN/FAMILY ROOM
- LARGE OFFICE/SECOND SITTING ROOM IDEAL TO WORK FROM HOME
- GARAGE AND LOTS OF PARKING
- SEMI RURAL NORFOLK VILLAGE LOCATION
- EQUESTRIAN POTENTIAL
- SEPARATE RIGHTS FOR VEHICULAR ACCESS TO THE LAND
- NO UPWARD CHAIN IF REQUIRED





### Hallway

14' 9" x 7' 2" (4.50m x 2.18m)

The hallway has a tiled floor and a staircase that leads to the first floor. Doors lead off the hall to the Kitchen, Office and Lounge.

### Office

16' 1" x 13' 4" (4.90m x 4.06m)

A large room, currently used as an office but could be used as a second sitting room or playroom if required.

### Lounge

14' 7" x 12' 10" (4.45m x 3.91m)

A large room with a feature inglenook fireplace that has a fitted wood burner, solid oak beam and a tiled hearth. A window overlooks the front of the property and an opening leads into the dining room.

### Dining Room

15' 0" x 9' 11" (4.57m x 3.02m)

The dining room has space for a large table and chairs plus a pair of uPVC double glazed french doors that open into the rear garden. A door leads into the kitchen

### Kitchen/Family Room

24' 6" x 15' 3" (7.47m x 4.65m)

The central hub of the home is this spacious and practical country style kitchen that has space for a separate family area that has uPVC double glazed French doors that open into the garden. There are a range of cream units, a solid wood worksurface and a butler sink. The floor is tiled throughout and there is a centre island that gives additional preparation space plus further storage. A door leads to the ground floor shower room and the utility room.

### Shower Room

A useful shower room that has a WC, hand basin and shower cubicle.

### Utility Room

10' 8" x 11' 6" (3.25m x 3.51m)

A useful and spacious utility room with a fitted butler





### Utility Room

10' 8" x 11' 6" (3.25m x 3.51m)

A useful and spacious utility room with a fitted butler sink, worksurface with space and plumbing under for appliances and a further fitted base and drawer unit. Door to side entrance.

### Bedroom 1

14' 9" x 12' 10" (4.50m x 3.91m)

A large double bedroom with a window to the front and a door to the en-suite shower room.

### En-Suite Shower Room

10' 2" x 7' 2" (3.10m x 2.18m)

Has a fitted shower cubicle, WC and hand basin plus a window to the front.

### Bedroom 2

15' 3" x 9' 11" (4.65m x 3.02m)

A large double bedroom with window to the rear.

### Bedroom 3

11' 7" x 10' 1" (3.53m x 3.07m)

A large double bedroom with window to the rear.

### Bedroom 4

13' 5" x 11' 6" (4.09m x 3.51m)

A large double bedroom with window overlooking the rear garden.

### Bedroom 5

11' 5" x 11' 4" (3.48m x 3.45m)

A double bedroom with window to the rear.

### Bedroom 6

11' 8" x 11' 5" (3.56m x 3.48m)

A double bedroom with window to the front.

### Family Bathroom

13' 5" x 10' 9" (4.09m x 3.28m)

A large and spacious bathroom with a freestanding rolltop bath, handbasin set to wash stand, low level WC and a separate shower cubicle. The floor is tiled and there is a window to the front.



## FRONT GARDEN

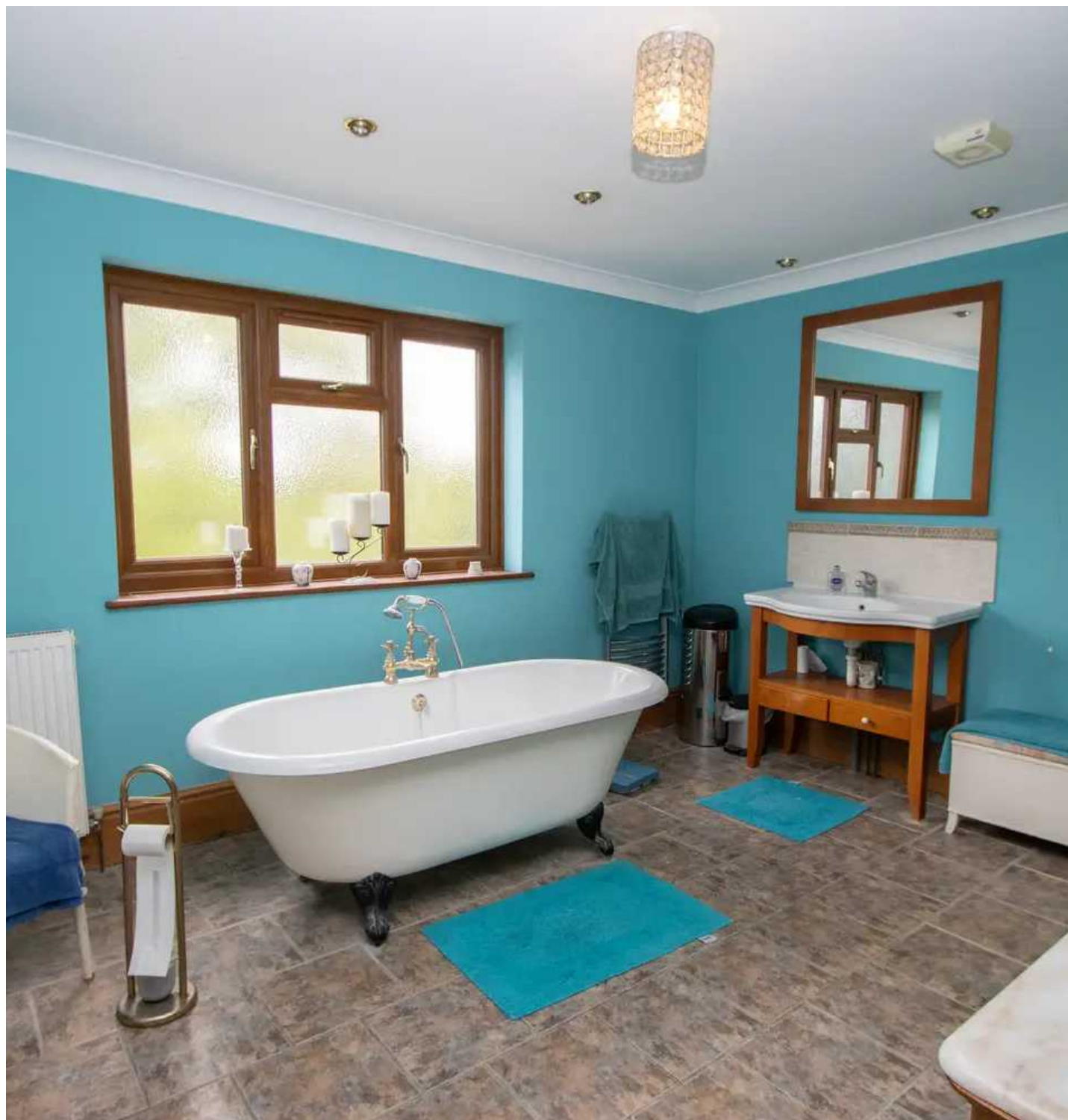
The front garden has a substantial driveway giving off road parking space for numerous vehicles. There is a lawned area, mature tree and gated access to the rear of the property.

## REAR GARDEN

The rear garden is a real stunner with a formal entertaining area that has an ornamental garden pond and paved seating area. The formal garden continues into an area ideal as a play area that has space for garden toys and hobbies and a variety of mature trees, plants and shrubs set to decorative borders. The gardens then extend further, where there is a poultry house and a timber stable. The landscaped and lawned gardens continue and extend along to a total length of over 575ft with a wide variety of trees and shrubs enclosing and defining the boundaries and giving the look and feel of an extensive golf course. The total plot including the house and gardens is just over 1 acre in total. There is also a separate right of way for vehicular access to the land adjoining the property to the right of Ashgate House. The land could be used for fun, equestrian or animal interests as there is so much potential with the land.

## GARAGE

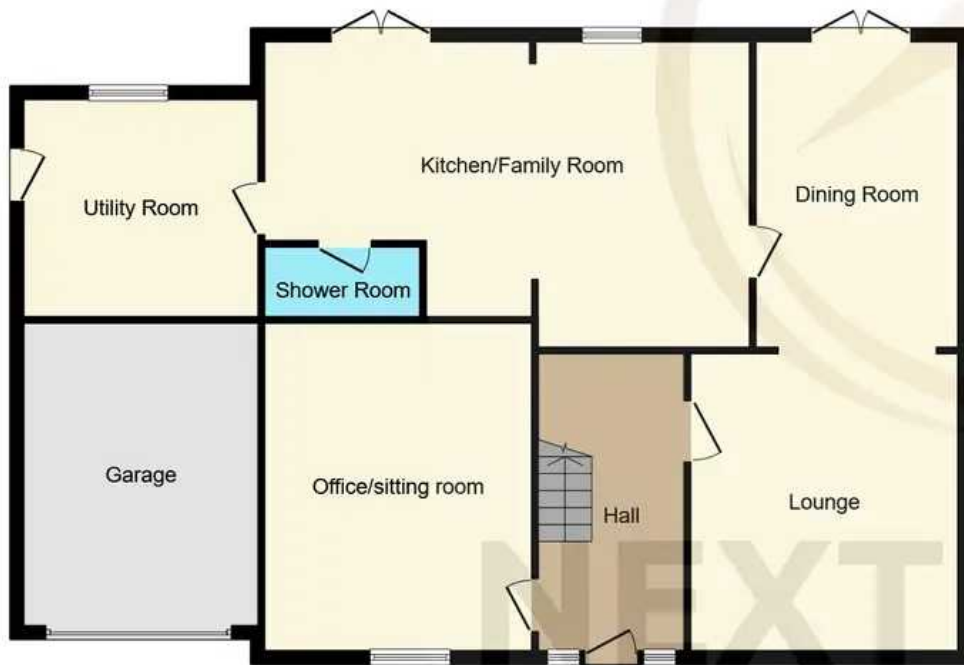
Single Garage



**NEXT LEVEL  
PROPERTY**

AGENTS THAT CARE





**Ground Floor**



**First Floor**





## Next Level Property

Poppyfields Wimblington Road, Manea - PE15 0JR

01354 776180

[info@next-level-property.co.uk](mailto:info@next-level-property.co.uk)

[next-level-property.co.uk](http://next-level-property.co.uk)



**NEXT LEVEL  
PROPERTY**

AGENTS THAT CARE