



Wiccan Lodge  
Three Holes | Wisbech | Cambridgeshire | PE14 9JT

## CHARMING, COUNTRYSIDE HAVEN



Experience the epitome of rural living in this outstanding barn conversion. Located in a quintessential village, amidst far-reaching countryside views this splendid barn conversion is the perfect rural retreat. Benefiting from four large bedrooms, three reception rooms and a fantastic plot of around half an acre, this characterful and versatile property is the perfect family home.



# KEY FEATURES

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- Superb Detached Barn Conversion
- Peaceful Rural Location with Field Views
- Two Reception Rooms
- Four Double Bedrooms all with Ensuites
- Cosy Sitting Room and Drawing Room/Study
- Around Half an Acre of Garden
- Double Garage and wrap around Garden
- Accommodation extends to 3418sq.ft

Thoughtfully designed, every nook of this wonderful home has been carefully crafted to create a harmonious and welcoming ambiance. Whether unwinding by the crackling woodburner in the large sitting room or preparing a meal for loved ones in the gorgeous kitchen, you will feel enveloped by the warmth and charm of this beautifully presented home.

Nestled at the end of a quiet lane, this property is surrounded by expansive farmland which affords the barn unobstructed views from many of its rooms. The original barn dates back to the 17th century but has undergone various extensions in the 1940s and in 2007, resulting in a family home that beautifully merges period charm with contemporary conveniences. The sympathetic updates preserve the property's historical essence, offering a delightful blend of modern comforts while mitigating some of the challenges often associated with an older home. Etchings on some of the exposed beams serve as gentle reminders of the barn's storied past - adding an extra layer of allure.

The property opens into a large, welcoming entrance hall, with stairs ascending to the first floor. To the right is the generous sitting room/reception room. This is a lovely bright space, courtesy of the floor-to-ceiling windows and bi-fold doors which provide direct access to the front garden and small patio area, ideal for relaxing coffee breaks taking in the views. A multi-fuel burner with brick surround provides an attractive focal point. Not that you will need to use the burner as the whole property has been fitted with efficient underfloor heating which ensures the home is warm and comfortable all year round. Also installed is a fresh air ventilation system.

Trace your steps back into the entrance hall and you will find access to the lovely kitchen. Exposed beams embellish this room and serve as a subtle reminder of the history of the barn. This room is fitted with an extensive range of cream coloured cabinetry, providing ample storage.





# KEY FEATURES

The warm tones of the walls and units are complemented by the solid wood worktops and tiled splashbacks. The kitchen boasts a range of integrated appliances, including an under-counter fridge, freezer, and dishwasher. The large Rangemaster and induction hob complete this dream room.

Adjoining the kitchen is a spacious utility room which is also fitted with wall mounted and base units. The utility room benefits from plumbing for a washing machine as well as space for a separate drier. A door from this room provides access to the pretty garden.

Moving from the kitchen through a pillared archway is access to the lounge/diner. This generously proportioned room offers ample space, allowing a seamless division into a formal dining area and a more relaxed lounge space - as showcased by the current owners. This room is perfect for hosting family and friends with the fluid connection between this room and the kitchen creating an ideal setting for entertaining.

The downstairs master bedroom is generously proportioned and perfectly set up for multi-generational living. The room has been fitted with Hammond built-in wardrobes and offers plenty of space for additional furniture. French doors provide useful access to the garden. Furthermore, this delightful room enjoys a well-appointed en-suite bathroom, with contemporary suite, stylish tiling and both a bath and separate shower cubicle.

For those working from home, the ground floor features a good-sized study which has been fitted with a range of Hammond built-in office furniture. Such is the flexibility of this property, this room could lend itself to a multitude of uses, including an additional bedroom or playroom. A cloakroom completes the rooms on this level.

The upstairs of the property is equally as impressive and beautifully maintained. There are three spacious double bedrooms, with the first bedroom accessible from a separate staircase from the original part of the property.

Each bedroom boasts its own en-suite. Abundant natural light floods the rooms, enhanced by strategically placed skylight windows that not only amplify the brightness but also capture the breathtaking views of the surrounding fields.





























# INFORMATION

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## Rural idyll

Stepping outside this much-loved property and you can understand what attracted the current owners to its location. They explain, "we love the peace and quiet of living here and will definitely miss the wonderful location and countryside views." The barn is situated on a generous plot of around half an acre, providing plenty of outdoor space to nurture and enjoy.

To the front of the property is a spacious, gravelled parking area with room for numerous vehicles. An double garage provides useful storage and work space and has been fitted with lights and electric points. Subject to the necessary planning, the double garage offers scope for renovation should this wish to be explored. There are two lawned areas to the front with a selection of established trees and shrubs and a range of fruit trees. The rear garden is laid predominantly to lawn with established hedges bordering the periphery. There is also a selection of fruit trees. There are two useful sheds and a delightful patio area that has been thoughtfully designed with a framed awning featuring a fabric roof, ensuring that even during unpredictable weather days, the garden remains a welcoming and enjoyable space to relax and unwind.

## The location

The nearby village of Upwell offers a range of amenities such as a primary school, health centre, pharmacy, post office, supermarket, butchers, a popular pub, and a range of independent shops. The property is located within 8.1 miles of Wisbech and 15.5 miles of Ely. Trains can be accessed from nearby Downham Market, March, and Ely (the latter of which operates a fast, direct service to London Kings Cross in only 75 minutes).

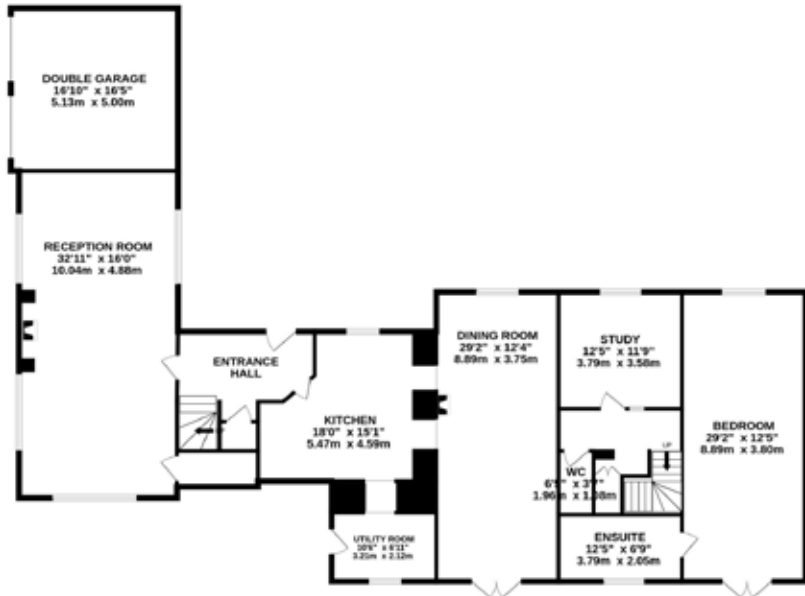
## Services, District Council

LPG Central Heating, Underfloor. Mains - Water & Septic Tank  
Fenland District Council - Council Tax Band E

## Tenure

Freehold

**GROUND FLOOR**  
2335 sq.ft. (216.9 sq.m.) approx.



**1ST FLOOR**  
1083 sq.ft. (100.6 sq.m.) approx.



Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**TOTAL FLOOR AREA : 3418 sq.ft. (317.5 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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# FINE & COUNTRY

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