



THE STORY OF

Nately House

Walpole St Andrew, Cambridgeshire

SOWERBYS

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Nately House

The Lane, Walpole St Andrew,
Cambridgeshire, PE14 7JL

Cul-de-Sac Location

Detached Family Home

Three Reception Rooms

Kitchen/Breakfast Room

Five Bedrooms

Family Bathroom, Shower Room and En-Suite

Enclosed Parking and Garage

Spectacular Views

No Onward Chain

1.5 Acres (STMS)

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“We have decorated this property throughout.”

Nestled at the end of a charming cul-de-sac, Nately House welcomes you with its inviting presence. Over the years, this property has undergone thoughtful extensions to the side and rear, transforming it into a superb family home. As soon as you step inside, a feeling of warmth and comfort envelops you, creating an immediate sense of belonging.

The current owners have lovingly cared for the property, adorning it with tasteful decorations throughout. Outside, the grounds have been beautifully landscaped, adding to the overall allure of the home. The kitchen/breakfast room, cleverly connected to the dining room, takes centre stage as the heart of this residence. From the dining room's

window, one can enjoy the splendid view of the garden, enjoying the vibrant wildlife and a diverse array of birds.

Moving to the front of the property, one discovers the oldest part of the building, where two cosy reception rooms provide a welcoming retreat. The pleasing balance between modern comfort and historic charm makes this home truly unique.

The ground floor also offers practical spaces, including a useful boot room, a utility room, and a shower room. These amenities are valuable for a home situated in the countryside, where muddy boots and dogs are resolved at the door, ensuring a clean and comfortable living environment.



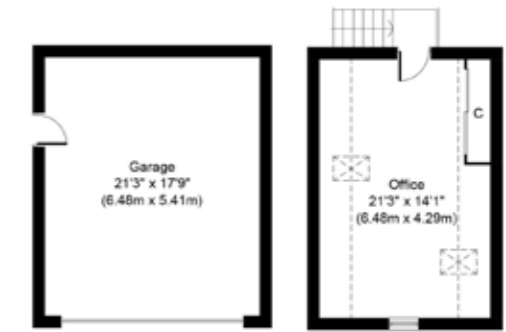
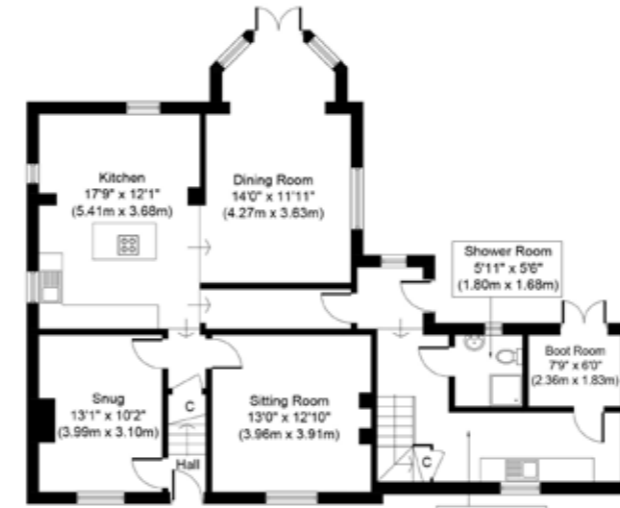
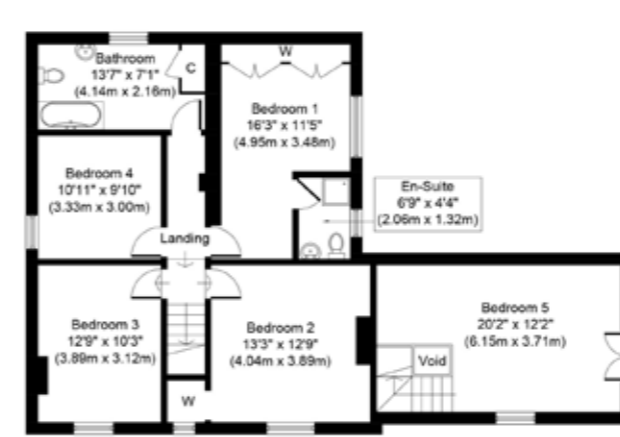
Ascending to the upper floor, you'll find five well-appointed bedrooms, offering ample space and comfort for the entire family. The family bathroom ensures convenience for all, while the principal bedroom boasts its own ensuite, providing a touch of luxury and privacy.

One of the bedrooms stands out with its separate access, making it an ideal retreat for multi-generational living arrangements.

For those embracing the work-from-home lifestyle, the office situated atop the garage will be a remarkable addition. This dedicated workspace offers a quiet and productive setting, allowing you to focus and excel in your professional endeavours. Additionally, being in an elevated position grants you a delightful view of the surrounding fields, making work even more enjoyable with such a picturesque treat just outside your window.

“The garden has changed the most, we have loved how rural the property is.”





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.

The exterior of this property is a true testament to the care and attention put into its landscaping. The spacious gated gravel drive provides ample parking space for several vehicles, offering both convenience and practicality.

The rear garden offers a plethora of delights for all ages to enjoy. Multiple sitting areas are strategically placed to allow you to bask in the warmth of the sun throughout the day, ensuring you can make the most of the outdoor space. The lawns are equally perfect for play and relaxing, and the beautiful flower beds and rose arches add a touch of charm and colour to the landscape.

An established vegetable patch allows you to grow fresh produce and connect with nature. The addition of a treehouse adds an exciting feature to the garden, providing endless fun and adventure for the young ones.

This property is not just a house; it is a superb family home that embraces the essence of countryside living. Set in a quiet location, the ambiance is serene and tranquil, offering an escape from the hustle and bustle of city life.



ALL THE REASONS

Walpole St Andrew

IN CAMBRIDGESHIRE
IS THE PLACE TO CALL HOME



Walpole St Andrew is one of the villages that make up the group of villages known as The Walpoles, around five miles west of King's Lynn.

The Village has a filled in moat which indicated a mediaeval occupation; a archaeological dig discovered a brick which would have been used to play the game nine men's morris. The villages local church of St Peter's is regarded as one of the finest parish churches in England.

Explore the surrounding town of Wisbech 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.



Note from the Vendor



"The property is quiet, peaceful and private. The sunsets here are so lovely."

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via treatment plant.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2568-9097-7276-3475-1954

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: ///groom.grudging.survey

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