

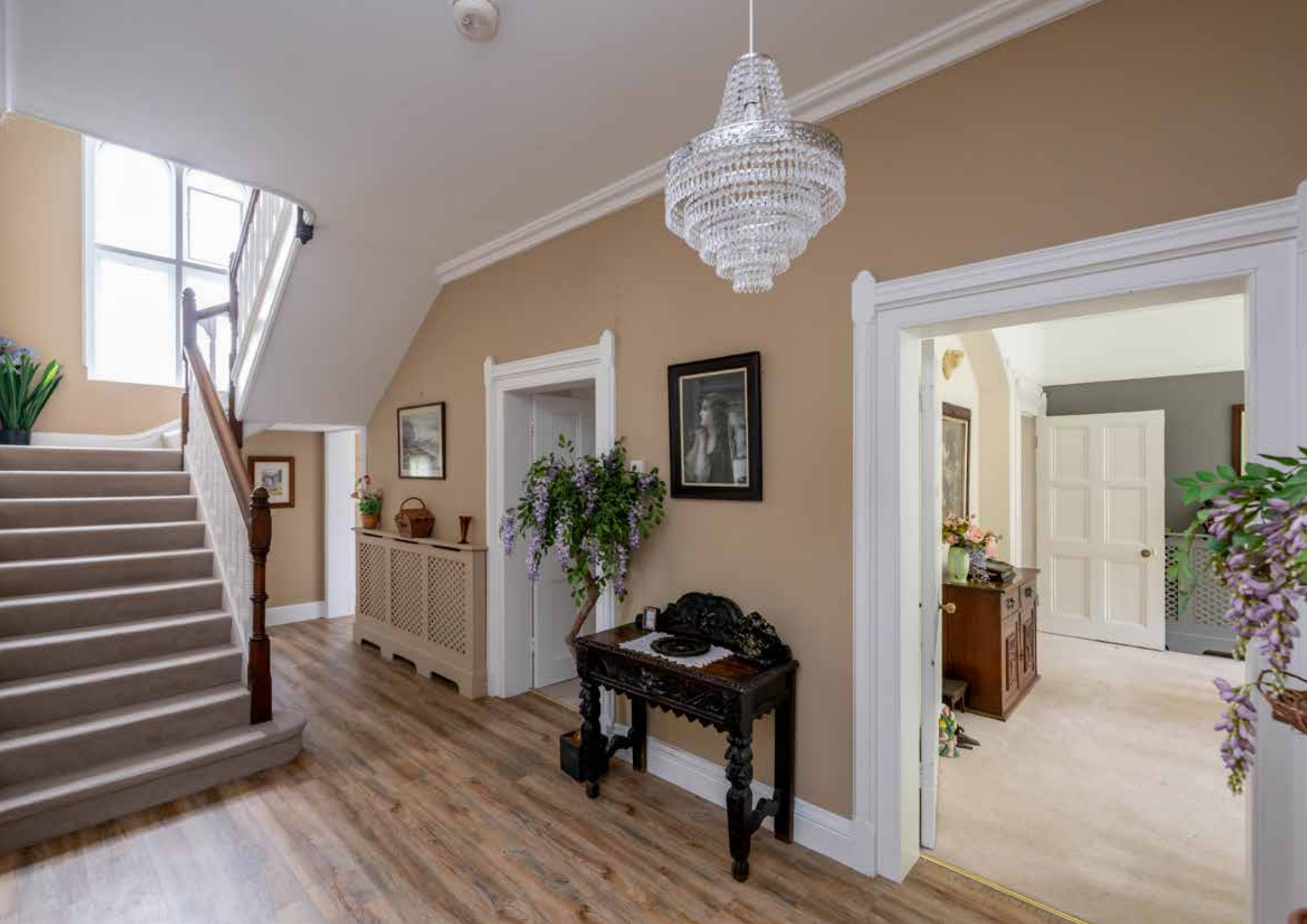


St Augustines Vicarage
Lynn Road | Wisbech | Cambridgeshire | PE13 3DL

CHARMING AND CHARACTERFUL VICARAGE PROPERTY



Fine & Country take great pleasure in bringing to the market a rare opportunity to purchase a fine and substantial Victorian former Vicarage. Situated beside Wisbech Park and right next to St. Augustine's Church, this magnificent property stands in the middle of approx. half acre plot. This wonderful former Vicarage is situated in a completely private setting surrounded by mature specimen trees and hedging. The property comprises: kitchen / breakfast room, dining room, reception room, drawing room, study, cellar, utility, pantry, six wonderfully bright and airy double bedrooms, en-suite and two-family bathrooms. To the outside there are private and sheltered gardens, double gates leading to the substantial driveway offering ample off-street parking, single garage and a brick outbuilding. Viewing is a must!



KEY FEATURES

- A Grade II Listed Victorian Former Vicarage in the Georgian Market Town of Wisbech
- Offering Period Living with High Ceilings, Cornices, Sash Windows and Fine Proportioned Rooms
- Sitting Room, Drawing Room, Dining Room, Study & Cellar
- Spectacular Kitchen/Breakfast Room, Pantry Room and Utility / Boot Room
- Six Double Bedrooms, En-Suite, Two Family Bathrooms and Downstairs WC
- Double Gates Leading to a Wide Gravelled Driveway
- Ample Off-Street Parking, Single Garage and Brick Outbuilding
- Approx. 0.5 Acre (stms) of Lawned Secluded Gardens and Grounds with Fine Specimen Trees
- The Accommodation extends to 3,812 sq. ft.

Gorgeous Original Features

Everything about St Augustine's Vicarage has the 'wow' factor; it's a property that takes your breath away from the moment you enter. Every inch of the home has been finished to an exceptional standard, and no detail has been left overlooked or unfinished. The current owners first saw the vicarage in 2022 and fell in love with it immediately. They describe it as having "a lovely charm and warm feeling", something that's hard to replicate. There was a lot of work to do when the current owners first moved into St Augustine's Vicarage, but they worked hard to restore it to its former glory and left no stone unturned.

There is a lot to love about the property, and the current owners highlight "the gorgeous architectural features", of which there are many. These features create a traditional and classic feel in each room, especially the impressive church-shaped windows in the living room. With a lot of height and beautiful rose cut-out details, these windows are understandably a memorable focal point. It's hard to put the appeal of the vicarage into words, but the current owners chose "beautiful and elegant" as two descriptors that spring to mind.

Charming and Spacious Vicarage

As you move from room to room, you will see that every space has something unique to offer. The current owners' favourite room is the library. They have accumulated thousands of books over many decades together and say that it's wonderful to have them all together in one place.





KEY FEATURES

The living area is a cosy and comfortable place to unwind at the end of a busy day but is also the ideal place to catch up with friends or socialise as a family. With large windows and high ceilings, it's a bright and welcoming place to be.

The vicarage also has a good number of bedrooms and a large bathroom, the property is large enough for a growing family, and there is sure to be room for visiting guests. It's hard to deny how lovely the kitchen is; it's large and functional, yet homely and perfectly designed with the history of the vicarage in mind. There are modern features seamlessly placed among classic elements.

Private and Luscious Garden

As well as a beautiful interior, St Augustine's Vicarage also boasts an impressive garden for you to enjoy. The garden is a private, tranquil and serene place to relax on a summer's day. Whether you're watching children play or relaxing with friends, it's a garden you will want to spend a lot of time in. It's a "sun trap", and welcomes muntjac deer, as well as other wildlife. The current owners tell stories of a little deer who always manages to find a way in, even though the garden is surrounded by a tall wall. They think he must come from the park next door, but say he's so lovely it's hard to be cross with his frolicking.

Located in the beautiful Georgian town of Wisbech, St Augustine's Vicarage has a good location. It's relatively close to Peterborough, Norwich and Cambridge, whilst also not too far from the coast. There are also several surrounding villages for you to explore. As the vicarage is detached, there is a real sense of being away from the hustle of daily life without being too far from the local community.

























INFORMATION



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?

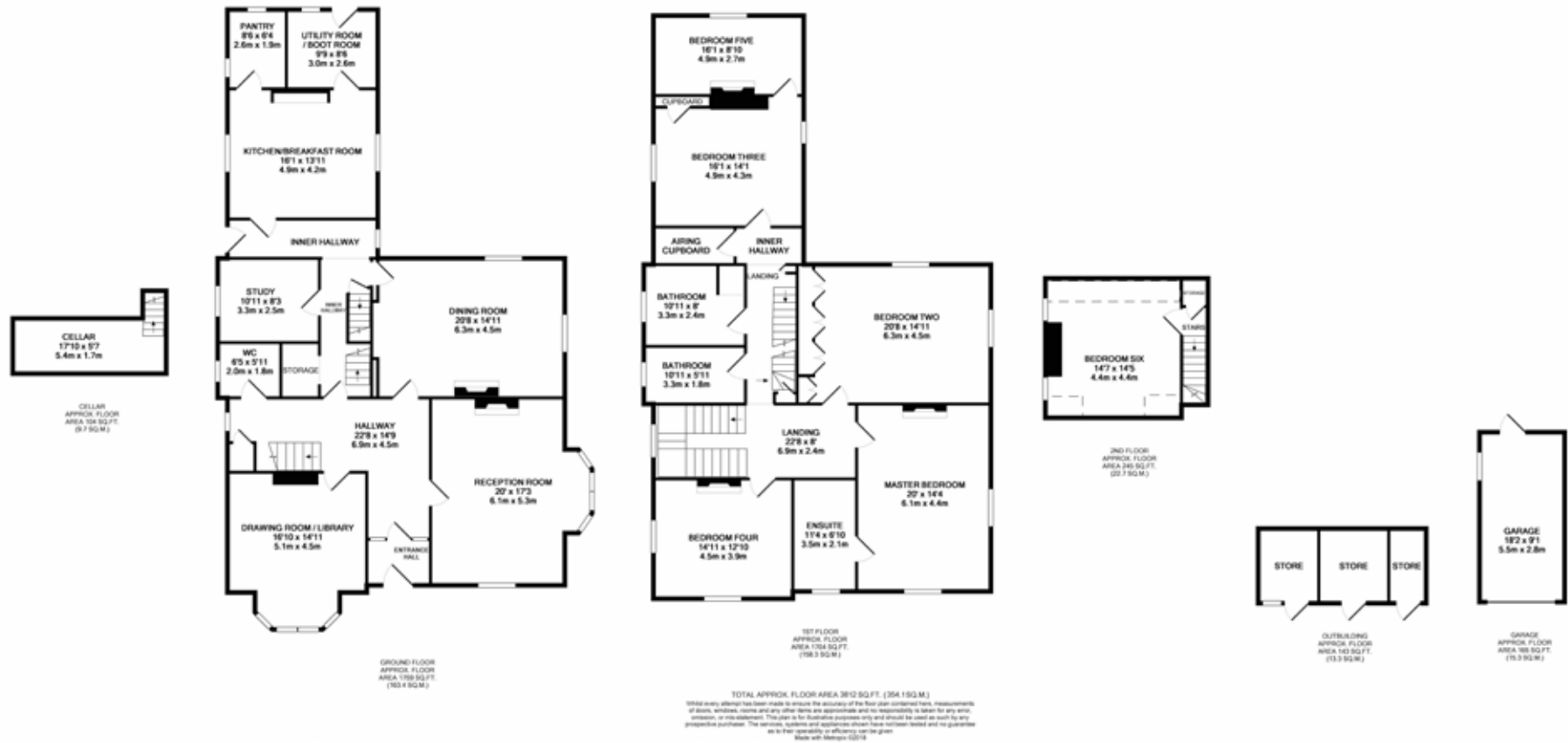
Downham Market, 14 miles to the east, has direct rail service into London's King's Cross, which can also be boarded in King's Lynn. Norwich with its International Airport is 1.5 hours drive away.

Services, District Council

GFCH, Mains - Water & Drainage
Fenland District Council
Council Tax Band G

Tenure

Freehold



Agents notes: All measurements are approximate 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.



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Fine & Country Kings Lynn
KLIC, Innovation Drive, Kings Lynn PE30 5BY
01553 769100 | kingslynn@fineandcountry.com

