



Oak Lodge
Upwell | Wisbech | PE14 9BS

EXCEPTIONAL RURAL HOME



Fine & Country are delighted to offer for sale a superbly presented detached five-bedroom barn conversion with the added benefit of a detached annexe sitting on a generous plot. This wonderfully bright and welcoming property has a plethora of modern comforts including air source underfloor heating throughout the ground floor, triple glazing, an impressive built in Sonos sound system, and a home security system. The impressive rear garden boasts several fruit trees, a wildlife pond and a bespoke summer house. The large gated private driveway together with the double garage affords plenty of off-road parking.

A must view!



KEY FEATURES

- Substantial beautifully presented Detached Five-Bedroom Barn Conversion
- Further Detached One Bedroom Annexe offering flexible living arrangements
- Spacious Kitchen/Breakfast Room with AEG integrated appliances
- Wonderfully bright Living Room with feature Inglenook Fireplace and a Log Burner
- Air Source underfloor heating to the ground floor, triple glazing throughout
- Built in Sonos sound system and a home security system
- Impressive rear Garden with mature Trees, Shrubs and Wildlife Pond
- Large gated private Driveway and Detached Double Garage
- Total Accommodation extends to 3702sq.ft

Delight in the pleasures of rural life where every aspect has been thoughtfully attended to. This exceptional home really does have everything you could ask for. Featuring five double bedrooms, a large kitchen/diner, a convenient double garage with annexe and beautiful gardens, this home is a haven of effortless living!

The devil truly is in the detail, and this wonderful property is a masterpiece of details. The calibre of this much-loved family home is thanks to the hard work and attention of the current owners, who have painstakingly created a rural retreat awash with next level features.

Built in 2009 on the site of an apple storage barn, only two original walls remain as part of the building. The remarkable property that stands on this plot now is unrecognisable.

From the Sonos sound system, which can be used to fill your living space with your favourite tunes, to the electric gate system, the 'extras' in this house are first rate. The innovation doesn't stop there. The property also boasts, air-sourced heating (with underfloor heating to the ground floor), a CCTV system and air conditioning to the first-floor bedrooms.

Step Inside

Large glass doors usher you into a delightfully roomy entrance hall, where stairs ascend to the first floor. The space is inviting and open and it becomes immediately evident just how meticulously this property has been cared for.





KEY FEATURES

The hall provides access to all rooms on the ground floor. To the right of the entrance is a stylish and well-appointed bathroom, which is particularly advantageous for families considering a multi-generational living arrangement. Indeed, the flexibility of this house is such that most of the large rooms can be easily re-configured to cater to a wide range of needs.

There are two rooms, currently used as bedrooms, on the ground floor. The largest is located to the front of the property and is bright and spacious. A tasteful ensuite wet room with Loufen Pro suite and fitted wardrobes are noteworthy features.

Continuing down the hallway, you will discover two identically proportioned rooms that can adapt to various needs. The room currently utilised as a home office by the present owners has been equipped with Cat 5 sockets, providing the option for hard-wired computer connection.

The spacious layout of the living room effortlessly accommodates large furniture pieces and patio doors connect to the garden. The room has been fitted with a surround sound speaker system, providing a cinematic audio experience for your movie enjoyment. Dimmable lighting allows you to customise the room to your mood, while concealed wiring for a wall-mounted TV ensures a sleek, clutter-free appearance.

Boasting extensive oak cabinetry and contrasting black marble worktops, this stylish kitchen / diner has everything you need, and more! A centre island with breakfast bar creates the perfect space to perch and enjoy your morning coffee and features a five-ring gas hob with overhead extractor.

A range of integrated appliances have been installed to make life easier, including a fridge / freezer, wine cooler, dishwasher, microwave, cold drink/ice station and double oven unit. A water softener system has also been fitted. A farmhouse kitchen door provides access to the garden. The dining room seamlessly integrates with the kitchen, creating a spacious and inviting communal space that is ideal for entertaining. A coordinating cabinet, mirroring the style of the kitchen units, reinforces the cohesive décor between these two rooms.

Moving Upstairs

A generous landing space greets you as you ascend the stairs to the first floor. This area is used by the current owner as office space but can be utilised for informal seating.









The first floor is home to two double bedrooms. These sizeable rooms feature remote-controlled Fujitsu air conditioning / heating units, ensuring year-round comfort at your preferred temperature.

Furthermore, both bedrooms boast spacious walk-in wardrobes, cleverly designed to provide ample storage without taking up floor space. This thoughtful approach complements the already generous room dimensions. The Velux windows in both bedrooms have been fitted with blackout blinds - perfect for those lazy Sunday morning lie-ins. A good-sized family shower room, fitted with Loufen Pro suite and shower cubicle completes the rooms on this floor.

Multi-Generational Living

For those seeking a property with the potential for multi-generational living or the convenience of a separate office space away from the main property, an annexe is located within the external double garage building. The ground floor comprises a garage / workshop area, featuring two electric up-and-over doors. This space currently houses a woodwork shop (available by negotiation).

The ground floor of the annexe offers a well-equipped kitchen with lovely views of the garden. The kitchen is fitted with a range of cupboards and provides plenty of room for white goods. There is also a fully tiled shower room on this level. There is a bedroom and a spacious living room on the first floor, with the added advantage of wood flooring in both rooms. Access to the main property and the garage is afforded by a gravelled driveway, which provides ample parking for numerous vehicles.

A Gardener's Paradise

The current owner describe the garden as a 'gardener's paradise' explaining that, 'the property is situated on horticultural land, so the soil is so rich, it grows everything!' And grow everything they do! During their time in the property, they have lovingly transformed the garden into a richly planted oasis. Notably significant for avid garden enthusiasts are the numerous raised vegetable beds and large greenhouse. There is also a large garden pond which provides a tempting lure for visiting wildlife.

The garden is primarily enveloped by beech hedging, which creates a secluded outdoor sanctuary, while an expansive quarry stone patio establishes a superb alfresco dining area.

The current owners enjoy this tranquil outside space, having constructed a spacious summer house complete with double doors and solar-powered lighting. They describe it as 'a wonderful spot for a late drink while basking in the lingering evening sun'.













INFORMATION



The Location

The property is set along a quiet lane, surrounded by open countryside views. The 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 6.4 miles of the Georgian town of Wisbech, which provides a range of excellent amenities, including restaurants, cafés, shops and pubs. Trains can be accessed from nearby Downham Market (8.9 miles), March (10.7 miles), and Ely (16.8 miles), the latter of which operates a fast, direct service to London Kings Cross in only 75 minutes).

How Far Is It To?

The historical market town of Wisbech, which is approx. 6 miles to the north west, offering supermarkets, a swimming pool and sports centre, library, museums, a theatre and secondary schools – the state-funded Thomas Clarkson Academy and the sought after Wisbech Grammar School. The Hanseatic town of King's Lynn with its excellent shopping and leisure facilities is less than 30 minutes away with a direct rail link to Cambridge and London. March station with a direct rail link to Stansted Airport is 20 minutes to the south whereas Peterborough is a 40 minute drive away with rail links giving a fast and regular service to London with a journey time less than an hour or to the Midlands and North. The North Norfolk Coast with its long sandy beaches and charming seaside villages in close by, as are world-renowned nature reserves, and historic market towns.

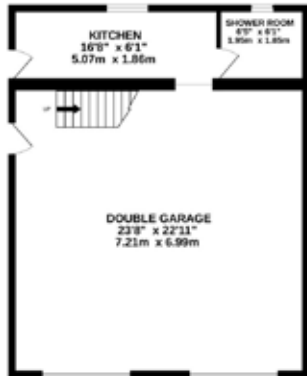
Services, District Council

Air Source Heat Pump, Mains Water & Septic Tank
Kings Lynn and West Norfolk Borough Council
Council Tax Band F

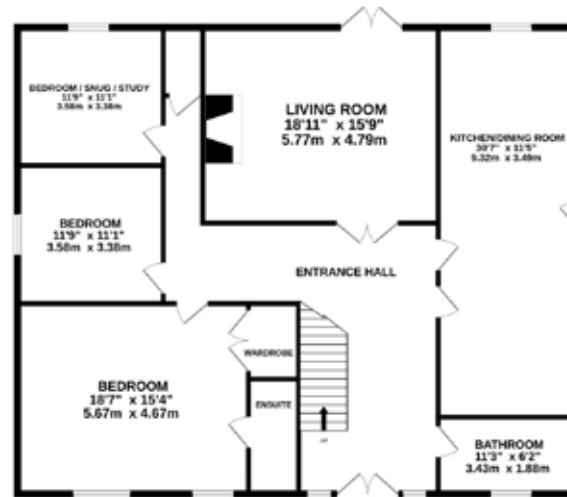
Tenure

Freehold

DOUBLE GARAGE / ANNEX
1174 sq.ft. (309.3 sq.m.) approx.



GROUND FLOOR
3682 sq.ft. (356.3 sq.m.) approx.



1ST FLOOR
846 sq.ft. (78.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 3702 sq.ft. (344.0 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.
Made with Metroviz ©2023



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.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Kings Lynn



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

