



# Garden Lane

Wisbech St. Mary PE13 4RZ

**BROWN & CO**







## Garden Lane, Wisbech St. Mary PE13 4RZ

Detached House

Three First Floor Bedrooms

Self Contained Bedroom/Living Suite to Ground Floor

Large 18m x 8.5m Detached Barn with Further Covered Storage Stable

Land of Approximately 2.97 Acres

Far Reaching Rural Views

Close to Town Centre & Grammar School

Must be Viewed to Fully Appreciate



### INTRODUCTION

Brown & Co offers a detached three bedroom house, adjoining one bedroom annexe, large general purpose barn and land of 2.97 acres in Wisbech St. Mary, Cambridgeshire.

A superb opportunity to acquire property with land in a rural position, 4 miles from the centre of the Georgian market town of Wisbech. The property has a number of superb features and first hand inspection is recommended.

### LOCATION

The property is located in Wisbech St. Mary, a village 4 miles from the centre of the Georgian market town of Wisbech. The village has Primary School, Post Office, petrol station, pub and fish and chip shop. There is a beautiful church along with some fine period properties. Wisbech Grammar School is a short drive away and a significant benefit to the village and location of this property.

### THE PROPERTY

The house is a detached dwelling with three first floor bedrooms, large sitting room and open plan kitchen, dining and breakfast room with bar. There is also a self contained bedroom suite to the ground floor with kitchen, studio bedroom with double doors to the rear and en-suite making the house suitable for multi-

generational living or teenage children.

Outside, there is land of approximately 2.97 acres with driveway and parking, large carport (6.5 x 5.4m), garage (6.5 x 4m) and a detached former agricultural barn now used for general purpose storage (18 x 8.5m), attached to this is a brick built open fronted lean to area (18 x 7.5m) where there is two stables. Surrounding the house, barn and outbuildings are well maintained grass paddock and field with far reaching views over farmland.

### AGENT'S NOTES

There is a second access to the land to the west, accessed via a right of way. Until recently, the site was also used as a caravan site with 5 overnight pitches.

### PLANS, AREAS & SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey scale plans and HM Land Registry. The plans are published for illustrative purposes only and although they are believed to be correct their accuracy is not guaranteed.

### DISPUTES

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or particulars of sale, schedules, plans or interpretation of any of them, the matter shall

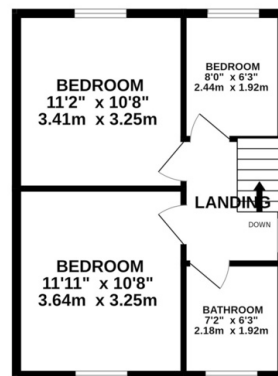
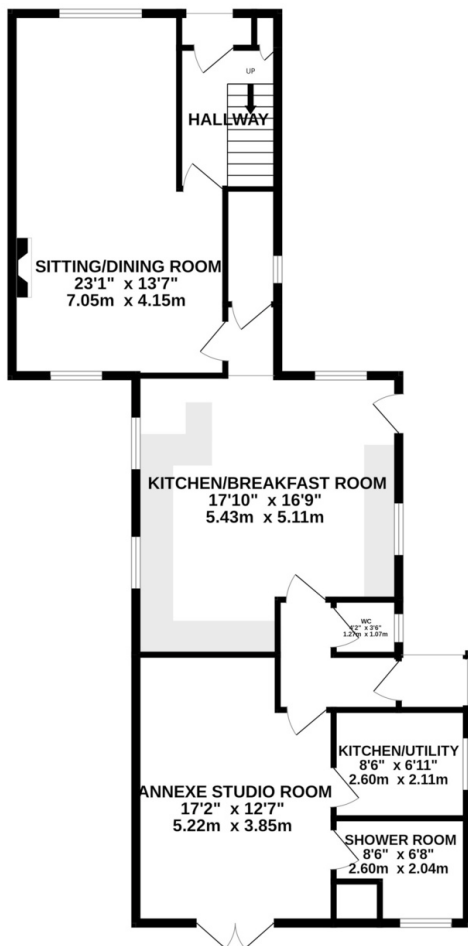
be referred to an Arbitrator, to be appointed by the Seller's Agents. The buyer(s) shall be deemed to have full knowledge of any boundaries and neither the Seller nor the Seller's Agent will be responsible for defining boundaries or the ownership thereof.

### VIEWING, HEALTH & SAFETY

Viewing is strictly by appointment only. Viewers should be careful and vigilant whilst on the property. Neither the Seller nor the Seller's Agent are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

### ANTI-MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, the Buyer(s) will be required to provide proof of identity and address to the Seller's Agent once an offer has been submitted and accepted (subject to contractor) prior to solicitors being instructed.



### IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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