



The Smithy
Tydd St Giles | Wisbech | PE13 5LF

AWARD-WINNING HOME



Located in the heart of a traditional Fenland village within easy reach of mainline stations, it's easy to see why The Smithy is a property that everyone's talking about.

Every part of the home has been well-thought-out, designed with family life in mind. With its five bedrooms and a large open plan living area, it's a versatile property full of natural light and an abundance of space.



KEY FEATURES

- Impressive Detached Five Bedrooms Unique Home
- Award-Winning Modernity: Winner of Fenland District Council Building Design Awards
- Open-Plan Living with A Spectacular Atrium, Ideal for Entertaining
- Luxurious Master Suite Featuring a Juliet Balcony, Dressing Room, And En-Suite
- Dedicated Spa Annex Including Hot Tub, Sauna, Shower, And Games Room/Gym
- Landscaped Large Rear Garden, Ideal for Relaxation and Outdoor Entertaining
- Ample Off-Road Parking with a Secure Gated Entrance and Double Garage
- Village Location, Close to Amenities and Renowned Golf & Country Club
- Historic Connection, Built on The Site of a Former Village Blacksmith's Forge
- Total Accommodation Extends To 4,629sq.ft

The Smithy is a stunning family home, with five bedrooms and a lot of living space. With its modern and detached design, it's easy to see the immediate appeal of the property. It's modern, with high-quality finishes throughout, and enough space for a lively family.

Impressive Open Plan Design

Spread out over three floors, The Smithy boasts a large, open-plan living area, featuring a double atrium. There is no shortage of inviting spaces for you to relax, unwind and enjoy spending time at your new home. Whether you're spending time as a family or hosting guests, The Smithy has it all. Built in 2007, it was the open-plan design of the home that immediately drew the current owners in, along with the beautiful garden and a love of the local area. They describe the property as being "unique in its design" having won three Fenland District Council Building Design Awards, including Best Individual Dwelling.

Stunning and Spacious

When asked to describe the property, the current owners didn't hold back in calling it "a dream house" and "a fantastic, livable property." It's a stunning home that grabs your attention from the moment you enter, and the abundance of space is obvious. The current owners chose the living room, kitchen and dining area as their favourite space, as "it's all open plan with a double height cathedral space" making it "a fantastic sociable area."





KEY FEATURES

It's the heart of the home, a versatile and contemporary space that strikes the perfect balance between function and style.

Elsewhere, you will find five spacious bedrooms, including a master bedroom with an ensuite. There's a large family bathroom, along with a downstairs WC. If there's one thing that this property has a lot of, it's space. With two loft rooms - there's a lot of flexibility, these rooms can be used in a way that works for you - a double garage and a utility room, this is a house that really has it all.

Tranquility and Countryside Views

The Smithy's outdoor space is just as impressive as the interior. Sitting behind a gated entrance, there's a definite sense of privacy, and it's a peaceful place to live. There's off-road parking, as well as a front, side and rear garden. The garden has some incredible views, which allows you to feel immersed in the beautiful countryside that surrounds the house. The garden itself is well established with a lot of plants, a pond and fences all around. It's a colourful, full space but is also easy to maintain.

The current owners are huge fans of the local area, explaining that "you're able to walk around the whole village and there are wonderful river walks to explore." They go on to say that there's "a great pub within walking distance, as well as a golf club." The area has a community spirit, with lots of events happening in the village and bus links to the nearby college and local shops, as well as direct trains to London's King's Cross. There's even more to be found in the next village, including pubs, more shops and cafes.

























INFORMATION



On The Doorstep...

The rural village of Tydd St. Giles borders Cambridgeshire & Lincolnshire. Its church (St. Giles) is one of the few in the area to have a separate tower. Tydd St Giles Golf & Country Club spanning over 150 acres of landscaped grounds offers an 18 hole, par 70 golf course with serene fishing lake which is available all year round. Further amenities including horse riding, bird watching, walking and river trips through the beautiful countryside are right on the doorstep. Its leisure complex includes an indoor heated swimming pool, gym, sauna, steam room and fitness suite, restaurant and bar.

How Far Is It To?...

The historical market town of Wisbech, which is approx. 6 miles to the south, 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 20 minutes away with a direct rail link to Cambridge and London. March station with a direct rail link to Stansted Airport is 10 minutes to the south whereas Peterborough is a 35 minute drive away with rail links giving access to London with a journey time less than an hour or to the Midlands and North.

Directions - Please Scan The QR Code Below

What Three Words Location

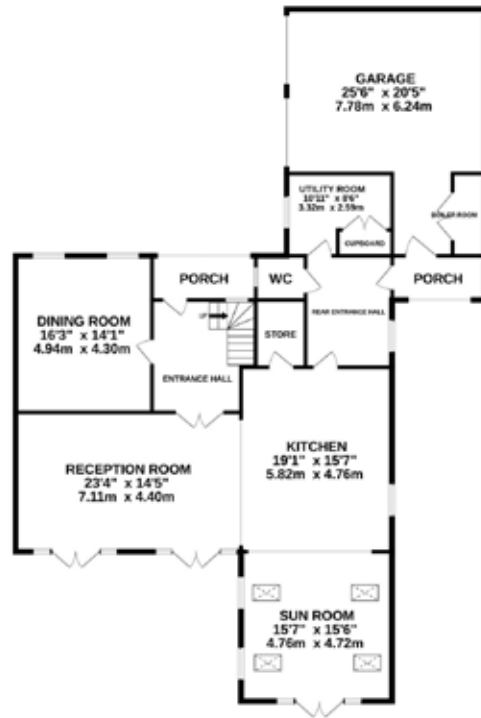
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words.. [///walkway.initiated.youth](https://www.threewords.com/walkway.initiated.youth)

Services, District Council and Tenure

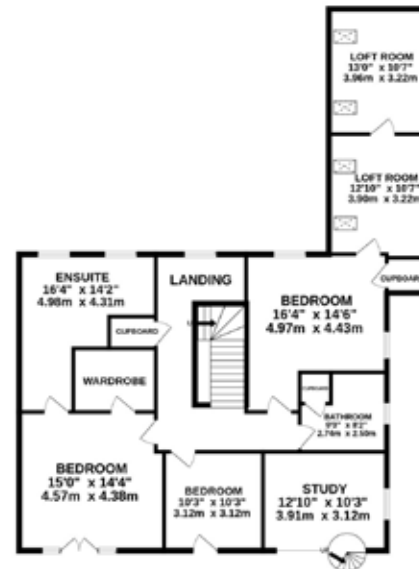
Air Source Heat Pump, Underfloor Heating,
Mains Water & Drainage
Fenland District Council - Tax Band F
Freehold



GROUND FLOOR
2567 sq.ft. (238.5 sq.m.) approx.



1ST FLOOR
1398 sq.ft. (129.9 sq.m.) approx.



2ND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 4658 sq.ft. (432.7 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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