



2 Old Stable Gardens  
Tydd St Giles | Wisbech | PE13 5RR

FINE & COUNTRY

## ONE-OF-A-KIND 3 BEDROOM BUNGALOW WITH LOTS OF LIVING SPACE



Imagine stepping outside your door and onto the fairway – not literally, of course, but the idyllic green expanse of an exclusive golf course stretches out just beyond your private garden. This stunning, four-bedroom barn style property occupies a prime position within an exclusive development of just a handful of unique homes, nestled in the charming village of Tydd St Giles.



# KEY FEATURES

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- Luxurious Four-Bedroom Barn Style property bordering Golf & Country Club
- Modern twist on classic charm situated in an exclusive development
- 40ft Kitchen/Family Room with vaulted ceilings, exposed brick, and bifold doors to private Courtyard
- Bespoke Kitchen with extensive cabinetry and integrated appliances
- Separate Lounge with fireplace and French doors leading to the Garden
- Four generous double Bedrooms, including a master suite with en-suite Shower Room and Garden access
- Eco-Conscious features, air source heating, rainwater harvesting, and bio-digester treatment plant
- Large private rear Garden for relaxation and entertaining
- Double Garage and private Driveway
- Village charm, nestled in the delightful village of Tydd St Giles

## Beautifully Designed Bungalow

Everything about this property is stunning, from the impressive exterior and large garden to the high-quality finishes and abundance of space inside. It perfectly balances stunning aesthetics and luxury, with being a functional place to live. The current owners have lived in the property for almost five years and have enjoyed every moment there. The bungalow's design first grabbed their attention; they were "age-proofing for when they were unable to make it up the stairs" and a bungalow fit the bill perfectly. They highlight the property's "lovely shape" and good location, placing them in a beautiful local area without neighbouring properties too close by.

When asked to describe the bungalow in three words, they chose "beautiful, unique and calm," all of which stand true. As you move around the property, it's obvious this is a relaxing and one-of-a-kind place to live. There is something extremely tranquil about the home, largely due to it being located in a gated and secluded area. It's somewhere you'll feel safe and secure, without being too far from the community, as there's a golf club next door.

## Spacious and Something Special

There are no other homes like this one in the local area, and it stands out as being something special. The building itself is unique, as it's part of the old stable blocks, and the brickwork makes it completely different from other properties.





# KEY FEATURES

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The current owners chose the kitchen area - a space that also functions as a dining room and family room - as their favourite part of the bungalow because of its open and spacious design. They describe it as being "the main hub of the home" and it's the perfect place for people to gather. Whether you're rustling up a family feast or entertaining guests, the kitchen provides everything you need. It has visible beams and large windows, ensuring it's always a bright and welcoming place.

As well as the kitchen and dining area, you will find a lot of other living space in the bungalow. There's a sizeable living room, with more than enough space for a large family and guests. It's a cosy and comfortable part of the home, and it welcomes a lot of natural light. There's also an office and a double garage, both of which provide additional space that can be used in a way that works for you. There are three bedrooms in the property, including one with an ensuite, and two other bathrooms. There's also a dressing room that could be used as an additional bedroom, should you need one.

## Large Garden in a Gorgeous Landscape

As you head outside, the sheer size of the gardens becomes apparent. They are well established, and the current owners describe them as being "the perfect spot for socialising with family and friends." There are many grassed areas - perfect for playing or planting - and versatile spaces, giving you the chance to put your own stamp on the space. There are also patioed areas for al fresco dining, relaxing with a good book and catching up with friends.

The local area and landscape are just as beautiful as the bungalow, with gorgeous views and scenery at every turn. Surrounded by the Fenland Waterways, there are plenty of trees, greenery and local wildlife to enjoy.























# INFORMATION

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## 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 and walking 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 25 minutes away with a direct rail link to Cambridge and London. March station with a direct rail link to Stansted Airport is 30 minutes to the south whereas Peterborough is a 40 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.. [///donation.inert.campers](https://donation.inert.campers)

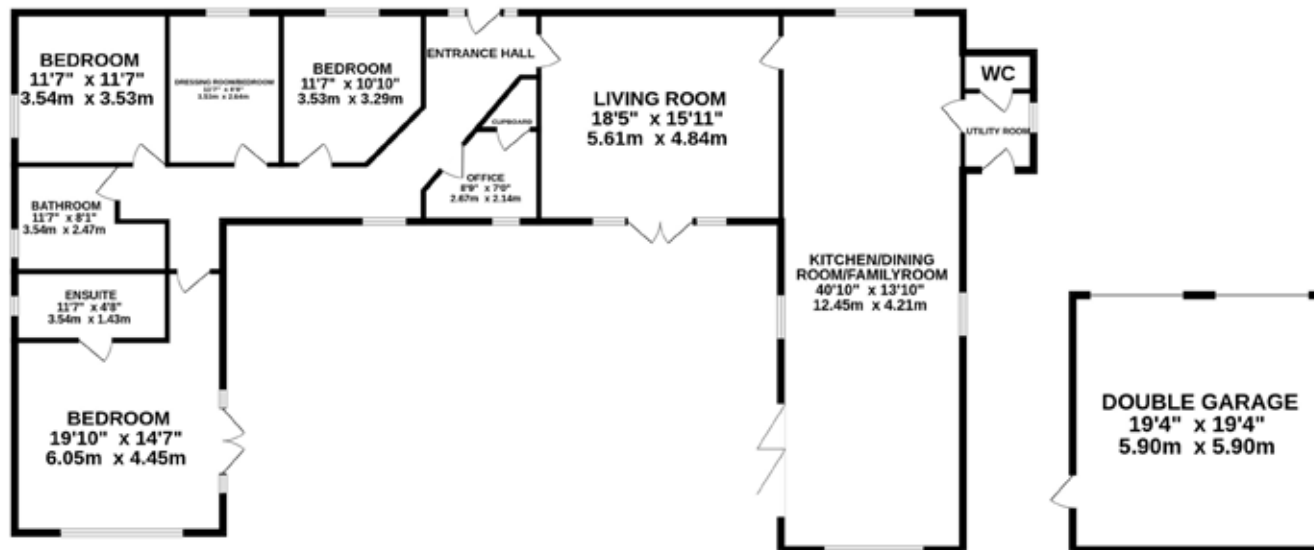
## Services, District Council and Tenure

Air Source Heat Pump, Radiators, Electric  
Mains Water & Septic Tank  
Fenland District Council - Tax Band E  
Freehold



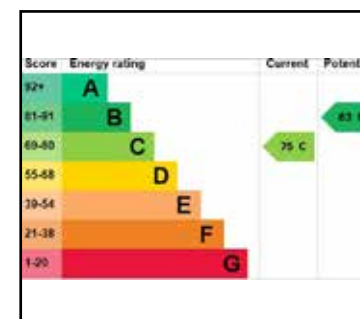


## GROUND FLOOR 2285 sq.ft. (212.3 sq.m.) approx.



TOTAL FLOOR AREA : 2285 sq.ft. (212.3 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.  
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