



The Crescent  
Wisbech PE13 1EH

**BROWN & CO**



## The Crescent, Wisbech PE13 1EH

Georgian Town House

Set over Five Floors

Bursting with Beautiful Original Features

Four Reception Rooms

Four Bedrooms

Walled Garden & Garage

Situated in the Georgian Market Town of Wisbech



### INTRODUCTION

Brown & Co offers a fine, Georgian Town House in The Crescent, Wisbech. The Crescent consists of rows of terraced houses and religious buildings built between 1793 and C1815, it is a rare example of such architecture. It overlooks another monument, Wisbech 'Castle'. Most property in The Crescent have Grade I or Grade II Listed Building Status. Although some changes have been made to the various sites over the years, much of the Georgian facade remains as it was when first built. This development now lies within the Wisbech Conservation Area.

### LOCATION

Wisbech is a fine, Georgian market town nestled in the heart of Cambridgeshire. A rich history is evident in its stunning architecture, with elegant Georgian building lining its streets. Wisbech is celebrated for its Georgian heritage, featuring one of the highest concentrations of Georgian buildings in the United Kingdom outside of Bath. One of its prominent landmarks is Peckover House, a captivating Georgian property with a delightful garden, offering visitors a glimpse into the town's past now in National Trust care. Residents enjoy a quiet, easy pace of life and convenience, with the town centre a stones throw away. The River Nene winds its way through the town and, there is a marina. The town boasts a wide range of independent and chain stores, coffee

shops and leisure facilities as well as the usual larger, edge of town supermarkets and hardware stores. Wisbech Grammar School is a major draw for the town, a prestigious educational institution with a right history of academic excellence and a focus on all-round development of its students, the school is just a short walk away. Road links are simple, with easy access to the A47 to Peterborough to the A1 North/South Road. Rail links are nearby in both Peterborough and March with London and Northern services.

### THE PROPERTY

The property is set over five floors and offers wonderful period accommodation and bursting with beautiful, original features. The house is entered at street level, where there is a reception hallway and two splendid, linked reception rooms comprising the drawing room and dining room. At basement level, there is the kitchen and family sitting room, and at first floor level, a large Georgian reception room used as a library and office, along with a bedroom. On the second floor is the master suite with a bedroom and large bathroom, and on the top floor are two further bedrooms and a shower room. The total number of reception rooms is four, and there are four bedrooms in the current configuration. Additionally, there is a shower room on a half landing between the first and second floors and a wc at the basement level.

Outside, there is a south facing walled garden and a garage.

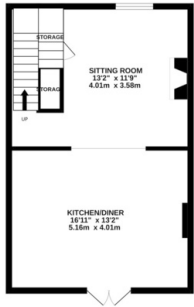
### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / [kingslynn@brown-co.com](mailto:kingslynn@brown-co.com)

### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

BASEMENT LEVEL  
460 sq.ft. (42.9 sq.m.) approx.



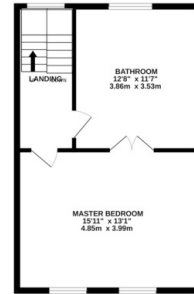
GROUND FLOOR  
490 sq.ft. (45.4 sq.m.) approx.



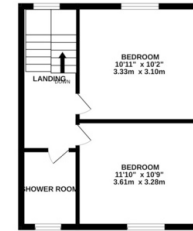
1ST FLOOR  
490 sq.ft. (45.4 sq.m.) approx.



2ND FLOOR  
448 sq.ft. (41.2 sq.m.) approx.



3RD FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 2214 sq.ft. (205.7 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.  
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**Brown&Co**

Market Chambers | 25-26 Tuesday Market Place | Kings Lynn | PE30 1JJ

T 01553 770 771

E kingslynn@brown-co.com

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Property and Business Consultants