



THE STORY OF

The Old Post Office

Christchurch, Cambridgeshire

SOWERBYS



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The Old Post Office

Christchurch, Cambridgeshire
PE14 9PF

Grade II Listed Home

Extensively Restored

Period Features

Four Bedrooms

Ground Floor Bedroom

Large Garden

Historical and Modern Blend

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This incredibly fascinating Grade II listed home offers a rare opportunity to own a piece of history, rich with stories and character. Having served various roles within its community, the property has been lovingly restored and transformed into an enviable and captivatingly characterful residence. Thought to have been in the same family for around three hundred years, this home was once in a state of abandon and verge of dilapidation. Over the past eight years, it has undergone a sympathetic and extensive refurbishment, restoring it to its former glory while gently introducing the conveniences of modern living.

Upon entering through the kitchen, you'll immediately notice the custom solid wood cabinetry that both enhances the character and maximises the space. The kitchen is a warm and welcoming area, perfect for preparing meals and gathering with family and friends. The property features three main reception rooms, each brimming with period features and boasting impressive fireplaces, offering cosy spots to relax and unwind.

One of the most unique aspects of this home is the room which once served as the village post office. This versatile space now makes an excellent playroom, but could be used as a study, workshop, or even a small shop, as it retains permissions for commercial use, offering endless possibilities.

Ascending the first set of stairs, you'll find two double bedrooms, each thoughtfully designed to blend the home's historical charm with modern comforts. A second staircase leads to the principal bedroom, providing a sense of privacy and separation. The upstairs shower room features a Jack-and-Jill arrangement, allowing it to function as an en-suite for the principal bedroom while still being accessible to other bedrooms.



The fourth bedroom is conveniently located on the ground floor, making it perfect for visiting friends and family. This room is full of character and offers all the amenities needed for a comfortable stay. This bedroom is served by the family bathroom, which is also located on the ground floor. A neatly appointed utility room is strategically positioned out of the way, keeping the day-to-day workings of the household discreetly tucked out of sight.



Outside, the property continues to impress with an open lawn area, ideal for outdoor activities and gardening. A garden room/workshop provides additional space for hobbies or storage, while ample off-road parking is secured by a five-bar gate, ensuring both convenience and privacy.

This remarkable home is more than just a place to live; it's a journey through time, offering a unique blend of historical charm and modern luxury. Whether you're looking for a family residence, a business opportunity, or a combination of both, this captivating property offers the perfect canvas to create your own piece of history.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Christchurch

A PEACEFUL VILLAGE WITH STRONG
COMMUNITY SPIRIT



Christchurch is a small village and civil parish located in Cambridgeshire. It is situated in the eastern part of the county, and lies close to the border with Norfolk, in the district of Fenland.

Christchurch has a small population, reflecting its rural character, and is primarily a residential community with a mix of historic and modern houses. The village has a few local amenities, including a church, a primary school, a pub, and a village hall, serving as a hub for community activities and events.



Despite its small size, Christchurch maintains a strong community spirit, with various clubs, groups, and events fostering local engagement and connectivity. It is also connected to nearby towns and cities, such as March, Downham Market and Wisbech, providing residents with additional amenities and services.



One of Norfolk's oldest market towns, Downham Market has a good range of shops and a busy market on Fridays and Saturdays as well as a range of schools and nurseries including a college. There are many attractive houses and buildings and an unusual gothic black and white town clock.

Also nearby, the attractive and historic market town of Wisbech is renowned for its elegant Georgian architecture. The town has an abundance of amenities to offer, such as a theatre, swimming pool, library, good schools and the Horsefair Shopping Centre.



Note from the Vendor



“I’d describe my home as unique, charming and peaceful.”



SERVICES CONNECTED

Mains water, electricity and drainage. LPG fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///local.date.pronouns

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SOWERBYS

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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 East Anglian
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