



THE STORY OF

# Burrett House

*Wisbech, Norfolk*

SOWERBYS





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# Burrett House

49 Sparrowgate Road, Wisbech,  
Norfolk, PE14 7AY

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Detached Former Farmhouse in Rural Setting

Characterful Features

Four Versatile Reception Rooms

Kitchen and Utility/Boot Room

Four Double Bedrooms and Bathroom

Grounds of 2.8 Acres (STMS)

Range of Outbuildings

Superb Potential, with Some Updating Required

Conveniently Positioned on the Edge of Wisbech

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Situated on the rural fringes of the market town of Wisbech, Burrett House is a substantial, detached former farmhouse which perfectly captures the essence of country living. With parts of the home thought to date back to the Georgian era, this residence has been extended over the years to become a generous family home with character and potential in abundance.

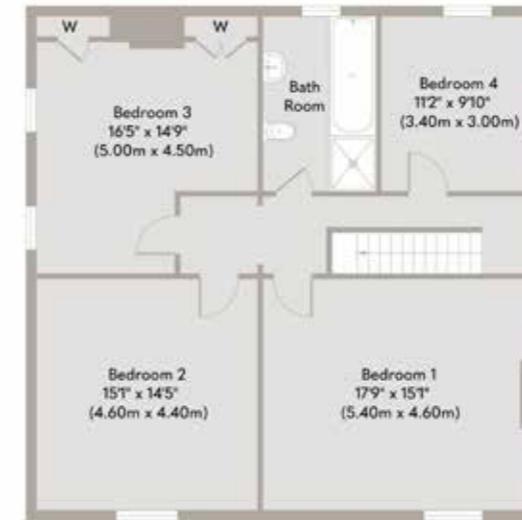
While some areas could benefit from updating, recent refurbishments to the utility/boot room and kitchen offer a glimpse of the truly enviable family haven that Burrett House could become.

The four main reception rooms are expansive and wonderfully adaptable, offering the flexibility to accommodate the ever-evolving needs of a busy household. From cosy family gatherings to larger celebrations, these spaces allow you to craft the perfect environment for every occasion.

Upstairs, four comfortable double bedrooms provide plenty of room to retreat and unwind, each with ample space for additional furnishings to suit your personal style. A good-sized family bathroom, with a separate bath and shower, serves the home with convenience and ease.

Burrett House is more than a home; it's an opportunity to create a lifestyle that embraces both heritage and modern comforts. Here, you have the canvas to build a truly remarkable family residence, set within the peaceful embrace of the picturesque countryside, while still being conveniently close to the amenities of Wisbech. Embrace the chance to shape this timeless property into the home of your dreams.





First Floor  
Approximate Floor Area  
1,002 sq. ft  
(93.12 sq. m)



Ground Floor  
Approximate Floor Area  
1,266 sq. ft  
(117.63 sq. m)



Workshop/C/D Stables



Outbuilding  
Approximate Floor Area  
875 sq. ft  
(81.26 sq. m)

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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The magic of Burrett House extends beyond its walls, with approximately 2.8 acres of land (STMS) surrounding the property. Multiple outbuildings, including barns and workshops, provide considerable potential—whether you envision an idyllic equestrian setup, a dedicated workshop, or creative studio spaces, these structures are ready to fulfill your dreams.

The sweeping grounds offer an idyllic setting for outdoor adventures, from leisurely weekend walks to gardening projects, and there's plenty of room for children and pets to roam freely.

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# Wisbech

HISTORIC MARKET TOWN WITH RICH HISTORY AND VIBRANT AMENITIES



Commonly known as the Capital of the Fens, 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. Browse the shops or visit the market on a Thursday or Saturday with a wide range of traders offering locally grown produce and plants.

Explore the surroundings by taking a leisurely walk through the tranquil gardens in the heart of the town centre, which have been awarded a commendation award for Innovation for its links to the town's Merchant Trail. The Merchant's trail shares the history of the many famous characters of the town, telling the story of how Wisbech became one of the most prosperous ports in the country during the 18th and 19th centuries.

Wisbech Park is just a five minute walk from the town centre. Extending to over 12 acres, the facilities include tennis courts, bowls green, two children's play areas and a multi-use games area for five-a-side and basketball.

Once owned by a Quaker banking family for over 150 years, Peckover House and Gardens is a classic Georgian merchant's town house, which is certainly worth a visit. Now in the care of National Trust, Peckover House is an oasis hidden away from the town centre with two acres of beautiful Victorian gardens.



## SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. A solid fuel burner with back boiler serves both the central heating system and the hot water supply.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

E. Ref:- 9300-2251-7400-2324-1365

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: ///hologram.flukes.lavished

## AGENT'S NOTE

The property is currently part of a larger title but is in the process of being registered with the new title boundaries and plan. The vendor is currently in conversation with the relevant authorities to obtain permission for a new private access driveway for the property. The log burner in the sitting room is not compliant with current regulations and is not recommended for use.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

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