



NEXT LEVEL
PROPERTY

Elm Manor Main Road, Elm
Wisbech



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AGENTS THAT CARE

£650,000

Elm Manor Main Road

Elm, Wisbech

Historic charm meets modern living in this exceptional Grade II listed home, featuring stunning interiors, outdoor wellness spaces and beautifully landscaped south-facing gardens.

Council Tax band: TBD

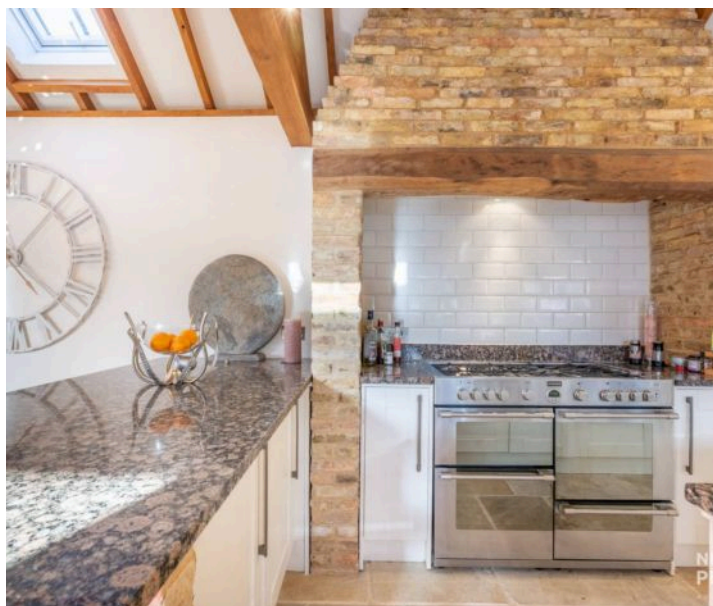
Tenure: Freehold

- Magnificent Grade II Listed Residence (c.1663) Rich in heritage, showcasing original beams, vaulted ceilings, oak doors and period craftsmanship throughout.
- Exceptional Open-Plan Kitchen & Dining Hall A breathtaking vaulted space with exposed timbers, bespoke shaker cabinetry, granite worktops, island and breakfast bar — the true heart of the home.
- Elegant Dual-Aspect Sitting Room Featuring an impressive inglenook-style fireplace with log burner, original floorboards and a wonderfully intimate atmosphere.
- Four Beautifully Appointed Double Bedrooms Spread across two upper floors, including a principal suite with feature fireplace, en-suite and built-in wardrobes.
- Versatile Outbuildings, Ideal for Modern Living A well-equipped gym, single garage with water supply and an impressive 22' office above — perfect for home working or conversion potential (STP).





- Private Wellness & Entertainment Area Recently created outdoor sanctuary with Swimspace/hot tub and swim current, infrared sauna, outdoor shower and a dedicated BBQ space.
- Half-Acre (STMS) South-Facing Grounds Mature trees, landscaped borders and multiple seating areas offering beauty, privacy and year-round enjoyment.
- Luxury Meets Practicality Thoughtfully designed utility room, ground-floor WC, family shower room and additional first-floor WC for everyday convenience.
- Electric Gated Entrance & Gravel Drive Providing a private, impressive approach befitting a home of this calibre.
- Desirable Village Setting with Excellent Connectivity Situated in the village of Elm, close to Wisbech and within easy reach of Cambridge, Peterborough, King's Lynn and London via rail links.





There are houses you walk into, and there are houses that greet you — Elm Manor is the latter. Tucked behind electric gates and framed by half an acre of greenery, this Grade II listed home has been standing since 1663, gathering stories, sunlight and soul. Today, it offers a life shaped by comfort, character and the quiet luxury of space.

Step through the oak porch and the kitchen/diner opens up like a warm welcome — vaulted ceilings lifting your gaze, exposed beams grounding you in its history. The bespoke shaker kitchen, the granite-topped island, the soft rhythm of family life unfolding around it... this is a room designed for gatherings that last long after the plates are cleared.

Drift into the sitting room and the atmosphere deepens. An inglenook-style fireplace glows in the evenings, timber floors creak gently underfoot, and the dual-aspect windows frame views of a garden that feels like an invitation outdoors. It's the kind of room that makes you slow down without noticing.





Upstairs, the bedrooms each have their own quiet personality. Some tuck themselves beneath vaulted ceilings, others reveal exposed beams or a walk-in wardrobe, while the principal bedroom enjoys the soft romance of its own feature fireplace. Morning light moves across these rooms differently each day – a reminder of the home's age, its angles, its charm. Beyond the main house, life expands again. A dedicated gym, a garage with a generous office above, and, tucked behind, a private world created for rest and revival. Here you'll find a double-length hot tub with a current for swimming, an infrared sauna, an outdoor shower and space for long, lazy evenings around the BBQ. It's a retreat designed not just for weekends, but for everyday wellbeing.

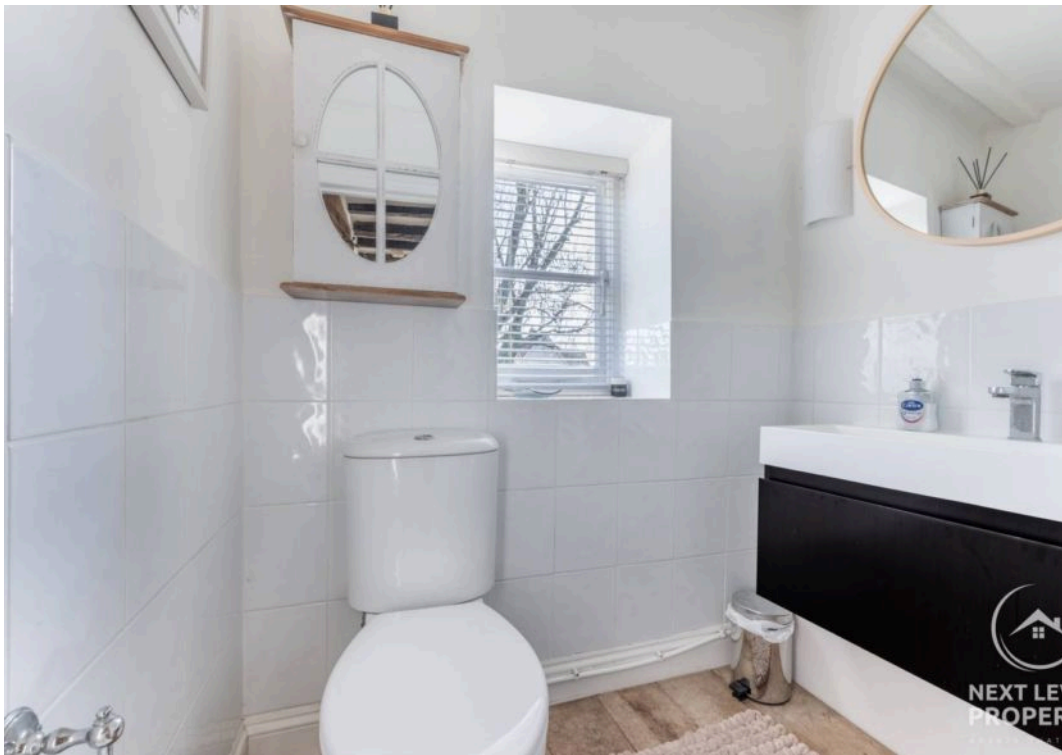
Mature trees shade quiet seating areas; seasonal colour spills from well-kept borders; the south-facing garden catches the best of the afternoon sun. Everything here feels considered, effortless, loved.

Elm Manor isn't simply a place to live – it's a place to exhale. A home for those who value history yet crave modern comfort, who seek privacy but love to entertain, who want a life that unfolds gently, beautifully, and with room to grow.



















Approx Gross Internal Area
285 sq m / 3072 sq ft

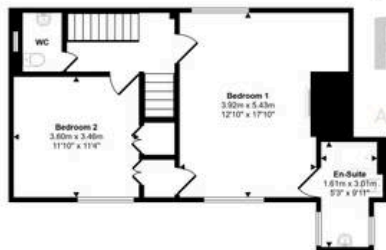


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Ground Floor
Approx 109 sq m / 1172 sq ft

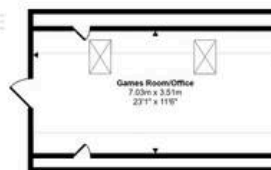
Decorative head height below 1.3m



First Floor
Approx 55 sq m / 588 sq ft



Second Floor
Approx 40 sq m / 426 sq ft



Games Room/Office
Approx 31 sq m / 333 sq ft



Garden Store
Approx 6 sq m / 65 sq ft



Gym
Approx 21 sq m / 227 sq ft



Garage
Approx 24 sq m / 259 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items built as bathroom suites are representations only and may not look like the real items. Made with Made Simple 900.



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