



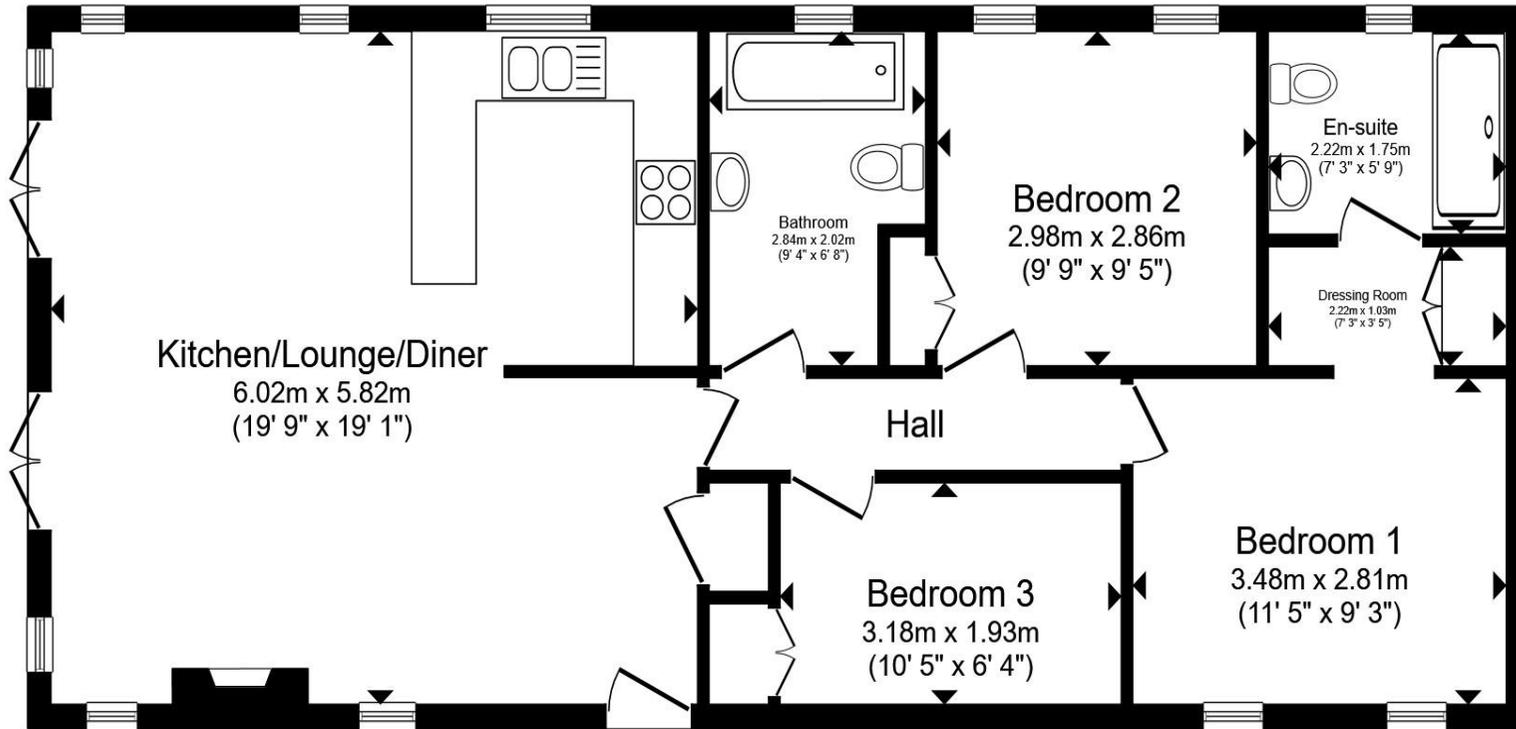
**Carnouiste Court, Kirkgate, Tydd St. Giles Wisbech PE13 5NZ**

## Welcome to

### Carnouiste Court, Kirkgate, Tydd St. Giles Wisbech

Occupying an enviable position with attractive lake views, this immaculately presented holiday lodge offers stylish, low-maintenance living in a peaceful setting, available with the benefit of no onward chain. Located on the Tydd St Giles Golf and Country Club, the lodge provides three bedrooms, including a superb principal suite complete with dressing area and en-suite facilities, creating a comfortable and private retreat. The heart of the home is the impressive 19' open plan lounge/kitchen/dining room, a bright and sociable space ideal for relaxing or entertaining, finished to a high standard throughout. Externally, a decked veranda overlooking the lake provides the perfect spot for outdoor dining or simply enjoying the tranquil surroundings. The property also benefits from private driveway parking for added convenience. Whether you are seeking a peaceful holiday home for personal use or a ready-made buy-to-let opportunity, this beautifully maintained lodge offers an excellent blend of comfort, outlook and investment potential.





**Floor Plan**

Total floor area 78.4 m<sup>2</sup> (844 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Lounge/Kitchen/Dining Room**

**Inner Hallway**

**Master Bedroom**

**Dressing Area**

**En-Suite**

**Bedroom Two**

**Bedroom Three**

**Family Bathroom**

**Agents Note:**

There are a number of obligations on both Sellers and Buyers when completing the process for purchasing a Park Home and we recommend taking advice from a Solicitor or other Professional - independent from the Seller or Site Owner - when buying a home.

Sites often have requirements specific to the purchase of a property and to 'the Site' in general, which could include paying the Site Owner's commission. Intending Purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

**Agents Note:**

'There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch'  
 'There is a easement on the title, please enquire with the branch'.

## Welcome to

# Carnouiste Court Kirkgate, Tydd St. Giles Wisbech

- Immaculately presented holiday lodge
- Three bedrooms with dressing area and en-suite to master
- 19' open plan lounge/kitchen/diner
- Lake views
- No onward chain

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

## £135,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128251](http://williamhbrown.co.uk/Property/WSB128251)



Property Ref:  
WSB128251 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Proceed out of town and continue along this road for approximately 4 miles. Turn left signposted Newton and continue through the village and head towards Tydd St Giles. Upon entering the village take note of the primary school on your right hand side, continue along and turn right into Kirkgate. The golf course will be found on your left hand side and upon entering the site bear left on to Carnouiste Court where the property is located.



william h brown



**01945 464451**



[Wisbech@williamhbrown.co.uk](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)