Ref: C1839a

**Willow Farm House, 141 Murrow Bank, Murrow, Wisbech, Cambridgeshire PE13 4HD**

Detached Farmhouse in need of modernisation, set in 2.37 Acres (STMS) of mature grounds. The property sits next to Former Agricultural Buildings and Yard on 2.86 Acres (STMS) also for sale by Maxey Grounds and there is a possibility of a further 3.47 Acres (STMS) paddock. Please call for more details. No Upward Chain. Semi Rural Location.
ENTRANCE HALL  8’ 10” x 8’ 8” (2.70m x 2.65m) Double glazed windows to front and side. Radiator. Vaulted ceiling with feature beams. Opening to Lounge/Diner.

LOUNGE/DINER

LOUNGE AREA  27’ 11” x 12’ 0” (8.52m x 3.66m) Feature fireplace with brick hearth, wooden surround and mantle, housing gas fire. Two sash windows to front. Feature beams to Ceiling. Radiator. Picture rail.

DINING AREA  16’ 6” x 11’ 11” (5.04m x 3.64m) Feature tiled fireplace housing gas fire. Sash window to rear. Feature beams to ceiling. Radiator. Picture rail. Door to Inner Hallway

INNER HALLWAY  Stairs leading off. Understairs storage cupboard. Doors to Kitchen and Utility/Porch.

KITCHEN/BREAKFAST ROOM  18’ 4” x 9’ 10” (5.61m x 3.02m) Max. One and a half bowl single drainer sink unit. Range of base units and drawers below with preparation surface over. Tiled splash back. Matching wall units and tall standing unit. Aga and gas hob. Feature beams to ceiling. Two windows to rear. Ceramic tiled floor.

UTILITY/SIDE PORCH  16’ 8” x 8’ 3” (5.1m x 2.52m) Of brick and glazed construction. Floor standing boiler (propane gas). Plumbing facilities for washing machine. Door to Store Room. Door to front.

STORE ROOM  10’ 7” x 7’ 10” (3.25m x 2.39m) Window to side. Telephone point. Water supply.

STAIRS AND LANDING  Doors to all first floor rooms.

BEDROOM TWO  12’ 11” x 12’ 4” (3.94m x 3.77m) Door to built in wardrobe with hanging rail. Sash window to front.

BEDROOM ONE  14’ 7” x 10’ 5” (4.45m x 3.18m) Range of built in wardrobes. Sash window to front. Telephone point.

BEDROOM THREE  12’ 9” x 9’ 11” (3.90m x 3.03m) Built in wardrobe and dressing table. Sash window to side.

BEDROOM FOUR  9’ 7” x 7’ 10” (2.94m x 2.40m) Window to rear.

BATHROOM AREA ONE  9’ 8” x 8’ 3” (2.96m x 2.54m) Extensive range of built in wardrobes with hanging rails and storage, airing cupboard housing water tank. Wash hand basin set in vanity unit. Opening through to;

BATHROOM AREA TWO  8’ 7” x 6’ 8” (2.63m x 2.05m) Bath, pedestal wash hand basin and low level WC. Tiled splash backs. Heated towel rail. Window to rear.

OUTSIDE  The property is set back from the road with access from a right of way over the adjoining agricultural buildings driveway, leading to mature gardens of approximately 2.37 Acres(STMS) With mature plants, shrubs and trees. Double car port. Outside tap. Propane gas tank.

CARPORT ONE  18’ 2” x 9’ 0” (5.55m x 2.76m) Electricity and light.
CARPORT TWO  18’ 2” x 9’ 0” (5.55m x 2.76m) Opening to store room. Electricity and light.

STORE ROOM  18’ 1” x 8’ 6” (5.53m x 2.60m)

SERVICES Mains water and electricity. Non mains drainage. Propane gas central heating boiler. The fires in the lounge, the Aga and hob are supplied by propane gas.

NOTE
(1) Adjacent former Agricultural Buildings and Yard also available to purchase separately with Maxey Grounds NOW SSTC.
(2) Neighbouring 3.47Acres (STMS) Paddock, with access from Murrow Bank, also available by separate negotiation.
(3) The contract of sale will include a restrictive covenant of "single residential dwelling in single family occupation".
(4) A right of access will be granted over the area coloured brown on the plan.

NB  The Vendors have opted to tax for VAT in respect of the yard and land, and as such VAT is payable in addition to the sale price in respect of those parts of the property.

VIEWING  Strictly by appointment with the Selling Agent Maxey Grounds & Co

POSESSION  Vacant possession upon completion of the purchase

DIRECTIONS  Take the A1101 out of Wisbech signed Long Sutton/Sleaforad. At the traffic lights on Leverington Road bear left signed Leverington and Parson Drove. Proceed along Leverington Common and at the crossroads carry straight on to Murrow. At the bend, bear left onto Front Road and then at the T Junction turn left onto Murrow Bank, pass the school and the property can be found on the right hand side.

COUNCIL TAX BAND  D  
COUNCIL TAX AMOUNT  £1,912  
EPC RATING  BAND G  
PARTICULARS PREPARED  29th April 2019  
Particulars Updated 3rd June 2019
Particulars Updated 27th September 2019
Offices at March and Wisbech

www.maxeygrounds.co.uk
Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.