



Sandy Lane
Tydd St Giles, Wisbech, PE13 5PG

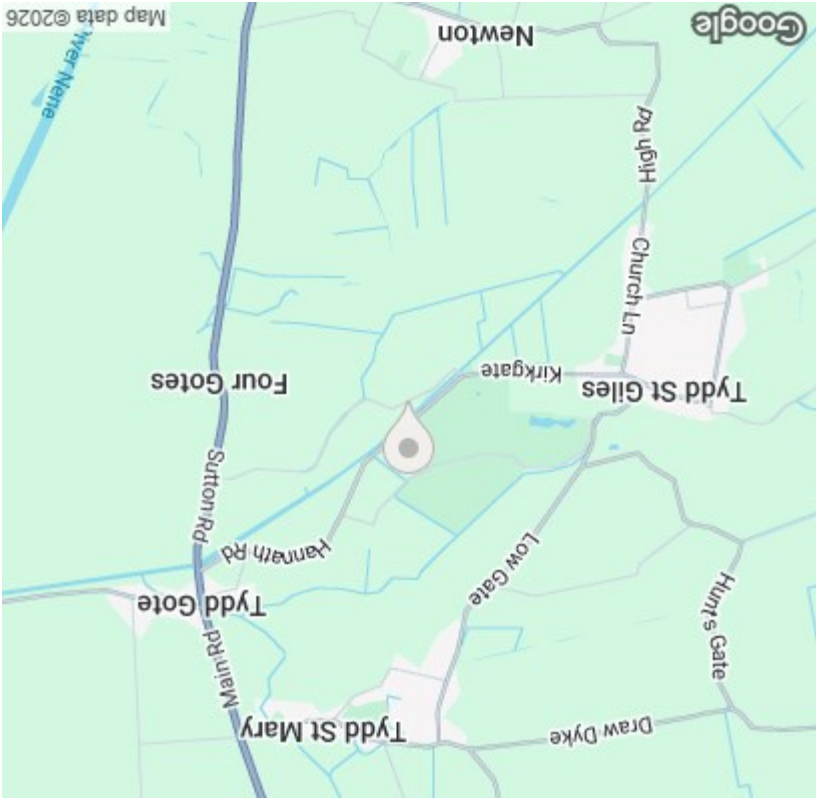
Guide Price £825,000 - Freehold , Tax Band - C

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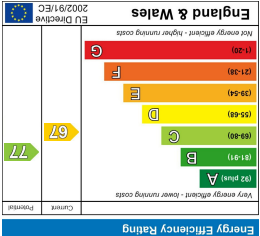
Floor Plan



Area Map



Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

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A superb bespoke barn conversion occupying approximately 2.5 acres of gardens and paddock in a peaceful rural setting. This impressive home offers beautifully presented and highly versatile accommodation, blending character features with modern comforts. Ideally positioned close to an 18-hole golf course, leisure facilities and fishing lakes, it provides an exceptional countryside lifestyle opportunity.

Nestled within the peaceful rural surroundings of Sandy Lane, Tydd St Giles, Wisbech, this exceptional bespoke barn conversion offers an enviable blend of character, space, and modern luxury. Set amidst beautifully landscaped grounds extending to approximately 2.5 acres, the property enjoys a tranquil countryside setting whilst remaining conveniently close to local amenities, including an 18-hole golf course with leisure facilities and popular fishing lakes. Originally converted in 2003 to an exacting standard, and then substantially extended and updated in 2021, the home retains a wealth of character features throughout, including exposed beams, vaulted ceilings, timber detailing, and bespoke craftsmanship. Further enhancing comfort and efficiency, the entire ground floor benefits from underfloor heating throughout. The heart of the home is the impressive open-plan handmade kitchen and breakfast room, featuring a vaulted ceiling, exposed timbers, and a cosy snug seating area, creating a wonderful space for both everyday family life and entertaining. A practical utility room adjoins the kitchen, while a separate dining room provides the perfect setting for formal occasions. Flowing effortlessly from the main living areas, the stunning sitting room features an attractive fireplace with a wood burning stove, creating a warm and inviting focal point. Bespoke sliding doors open onto a south-facing patio and garden, seamlessly connecting indoor and outdoor living spaces. The versatile accommodation includes two double bedrooms on the ground floor, served by a luxurious family bathroom. An adjoining annexe wing offers excellent flexibility for multi-generational living or guest accommodation, comprising an inner hallway, dressing room, principal bedroom, and a beautifully appointed ensuite bathroom. To the first floor, a spacious landing leads to two further double bedrooms, each benefitting from ensuite facilities. A striking timber mezzanine/study area adds further character and leads to an additional double bedroom, providing generous and adaptable accommodation throughout. Outside, the property is surrounded by charming cottage-style gardens with mature planting, lawned areas, and a wraparound garden that complements the idyllic rural setting. A pathway leads to a substantial barn-style triple garage/carport, offering further potential for conversion or ancillary accommodation, subject to the necessary planning consents. Beyond the formal gardens lie approximately 2.2 acres of paddock and lawned grounds, presenting excellent opportunities for equestrian use, recreation, or simply enjoying the surrounding countryside. This remarkable home combines the charm of a traditional barn conversion with the comfort and practicality of modern living, all within a peaceful rural location that offers easy access to golf, leisure facilities, and fishing lakes, making it a truly exceptional lifestyle property.

- Entrance Hall

3.97 x 1.92 (13'0" x 6'3")
- Living Room

4.65 x 6.57 (15'3" x 21'6")
- Dining Room

3.43 x 5.13 (11'3" x 16'9")
- Entrance Porch

1.09 x 1.34 (3'6" x 4'4")
- WC

1.08 x 1.51 (3'6" x 4'11")
- Kitchen Breakfast Room

9.04 x 4.36 (29'7" x 14'3")



- Snug

2.69 x 3.73 (8'9" x 12'2")
- Utility Room

2.00 x 1.53 (6'6" x 5'0")
- Hallway

3.32 x 0.98 (10'10" x 3'2")
- Gym/Bedroom Six

3.31 x 2.65 (10'10" x 8'8")
- Bedroom Two

3.32 x 2.25 (10'10" x 7'4")
- Bathroom

1.99 x 2.24 (6'6" x 7'4")
- Dressing Room To Master Bedroom

4.19 x 2.45 (13'8" x 8'0")
- Master Bedroom

4.22 x 5.05 (13'10" x 16'6")
- En-Suite To Master Bedroom

4.19 x 2.46 (13'8" x 8'0")
- Landing

2.30 x 1.93 (7'6" x 6'3")
- Bedroom Three

3.66 x 4.78 (12'0" x 15'8")
- En-Suite To Bedroom Three

3.65 x 1.75 (11'11" x 5'8")
- Bedroom Four

4.39 x 4.36 (14'4" x 14'3")
- En-Suite To Bedroom Four

2.69 x 3.66 (8'9" x 12'0")
- Study

3.19 x 4.67 (10'5" x 15'3")
- Bedroom Five

4.52 x 3.25 (14'9" x 10'7")
- Garage

5.75 x 8.88 (18'10" x 29'1")
- EPC - D

67/77
- Tenure - Freehold

