Lower Road, Wicken, CB7 5YD

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Wicken,
CB7 5YD

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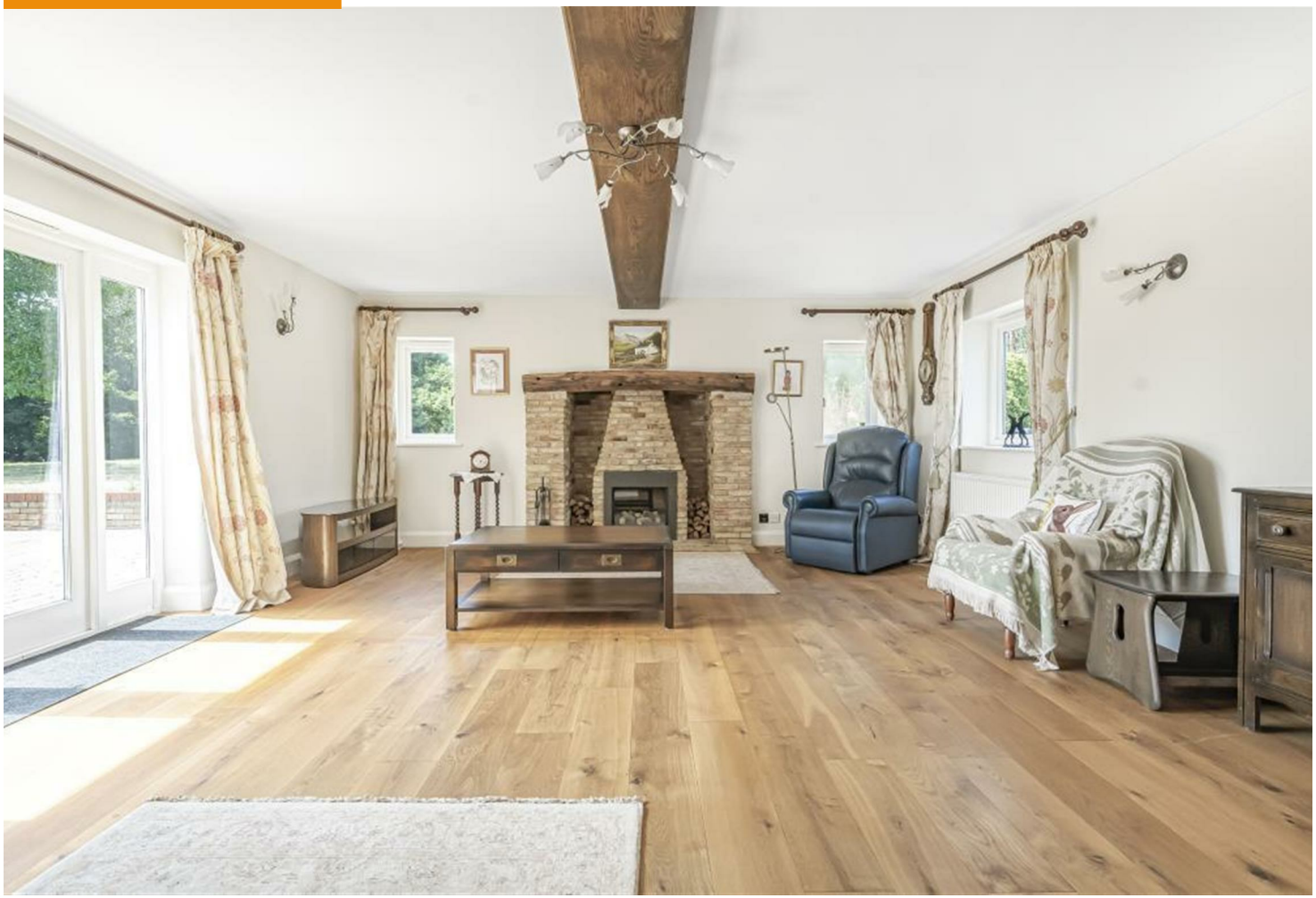
Guide Price £800,000

- Substantial Detached Farmhouse of Just Under 3,000 Sq Ft
- Plot of Approximately 2.07 Acres (sts) with Stunning Countryside Views
- Detached Barn with Scope for Conversion (Subject to Planning Consent)
- 4 Double Bedrooms (2 Ensuite)
- Sitting Room, Dining Room & Study
- Kitchen/Dining Room & Utility
- Close to Wicken Fen & Kingfisher Bridge Nature Reserve
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating D



A superb opportunity to purchase a substantial farmhouse of almost 3,000 square feet and a detached timber barn, sitting in a plot of approximately 2.07 acres (sts) with stunning far reaching views across countryside towards Ely Cathedral and offered for sale with no upward chain.

The property is immaculately presented throughout and comprises on the ground floor, entrance hall, cloakroom, study, sitting room, dining room, spacious kitchen/dining room, lobby, utility and further cloakroom. On the first floor there are 4 double bedrooms with 2 having ensuites and the family bathroom.

Outside there are mature lawned gardens with ponds, an extensive driveway with double cart lodge and store and a detached timber frame with considerable potential for redevelopment (subject to planning consent).

The property is situated in a most attractive location surrounded by countryside on the edge of Wicken close to the extremely popular Wicken Fen and Kingfisher Bridge Nature Reserve. The property is conveniently located for access to Ely, Newmarket and Cambridge, together with the A14 and to be fully appreciated a viewing is highly recommended.

LOCATION

Wicken is situated on the A1123 and is about 16 miles from Cambridge, 8 miles from Ely, 4 miles from Soham and 9 miles from Newmarket. The village is home to The National Trust's Wicken Fen Nature Reserve providing country walks and nature viewing opportunities. There is a church and on the village green is the Maids Head pub. Wicken is ideally situated close to superb education facilities including the prestigious Kings School in Ely and Soham Village College (rated Outstanding in the 2024 Ofsted inspection).

ENTRANCE HALL
With door to front aspect, tiled floor, stairs to first floor and radiator.

CLOAKROOM
With hand wash basin, low level WC and double glazed window.

STUDY
With a range of built-in cupboards, radiator and 2 double glazed windows.

SITTING ROOM
With superb inglenook fireplace built from re-claimed brick, oak beam and inset electric fire, beamed ceiling, 3 double glazed windows providing attractive views and French doors onto garden, oak flooring and radiators.

DINING ROOM
With gas fireplace, oak flooring, radiator, double glazed window and beamed ceiling.

KITCHEN / DINING ROOM
With 3 double glazed windows giving attractive views across countryside, fitted with a range of matching wall and base level storage units, together with granite work surfaces, sink unit and drainer, Miele electric double oven, hob and extractor hood, Miele integrated dishwasher, brick ornamental fireplace, tiled floor with part under floor heating, radiator.

REAR HALL
With door to outside.

PANTRY
With Miele fridge/freezer, shelving and storage cupboards.

UTILITY
With double glazed window, base level storage units, worktop and sink, plumbing for washing machine, space for tumble drier and oil fired central heating boiler.

CLOAKROOM
With low level WC, vanity unit with wash basin, double glazed window and radiator.

FIRST FLOOR LANDING
With double glazed windows, airing cupboard, eaves access cupboards and 2 radiators.

BEDROOM 1
With dual aspect double glazed windows giving attractive views, built-in wardrobes, high level cupboards, dressing table and drawers and radiator.

ENSUITE
With shower cubicle, vanity unit with wash basin, low level WC, double glazed window with attractive views and heated towel rail.

BEDROOM 2
With 2 double glazed windows with attractive views, 2 pairs of built-in wardrobes and radiator.

ENSUITE
With double glazed window, suite comprising low level WC, pedestal hand wash basin, panelled bath and radiator.

BEDROOM 3
With fitted wardrobes, drawers and dressing table, double glazed window providing attractive views and radiator.

BEDROOM 4
With double glazed window providing attractive views, built-in wardrobes and radiator.

FAMILY BATHROOM
With suite comprising low level WC, vanity unit with wash basin, panelled bath, heated towel rail and double glazed window.

OUTSIDE
The property sits within a superb mature plot of approximately 2.07 acres (sts). To the front of the house there is a large in/out gravelled driveway providing extensive parking and leading to a 3 bay cart lodge which provides garaging and an enclosed garden store with storage above with electricity connected. The garden mainly consists of lawns, mature hedging and trees and 2 natural ponds and benefits from superb views of the surrounding countryside.

Within the garden there is a timber frame barn and adjoining lean-to which is constructed of dwarf brick walls, weather boarded and corrugated steel sheet roof. In total the barn extends to approximately 1,377 square feet and previously had a change of use to a single residential dwelling under Class Q of the Town & Country Planning Order 2018 (General Permitted Development). This was granted on the 17th February 2022 and needed to be completed within 3 years of that date. Therefore, the consent has now lapsed but there is excellent scope for redevelopment, subject to a new planning consent being obtained.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

AGENTS NOTE
The farm buildings to the west may be available by separate negotiations.

We have been made aware that there is evidence of some cracking in the eastern most corner of the property. A copy of a report prepared by Prior Associates Consulting Engineers is available from the Agents but the possible movement in the corner of the property may affect its mortgagability.

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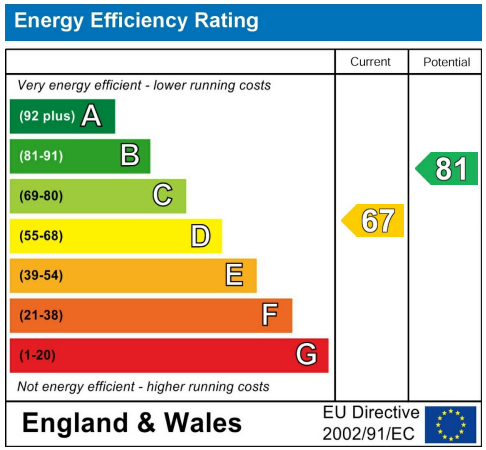

Guide Price £800,000
Tenure - Freehold
Council Tax Band - E
Local Authority - East Cambs District Council

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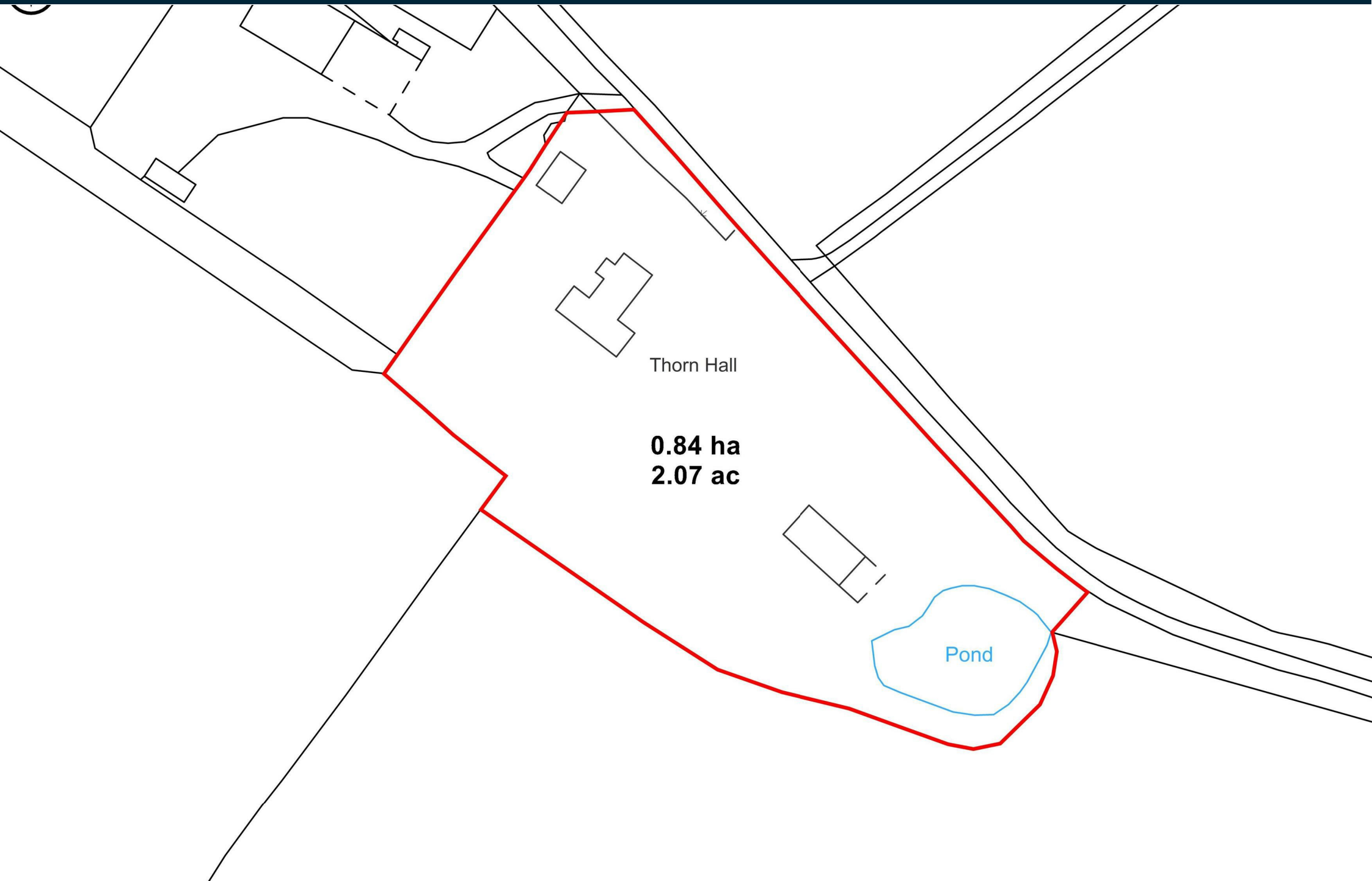

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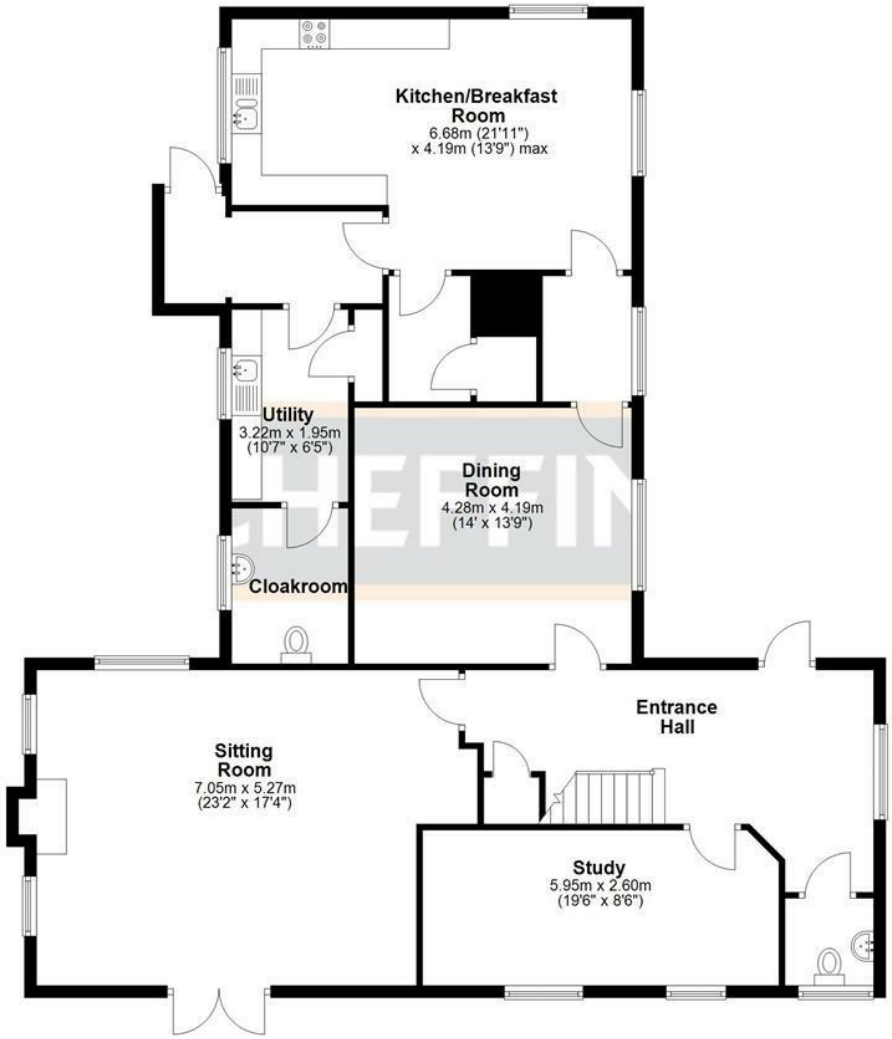
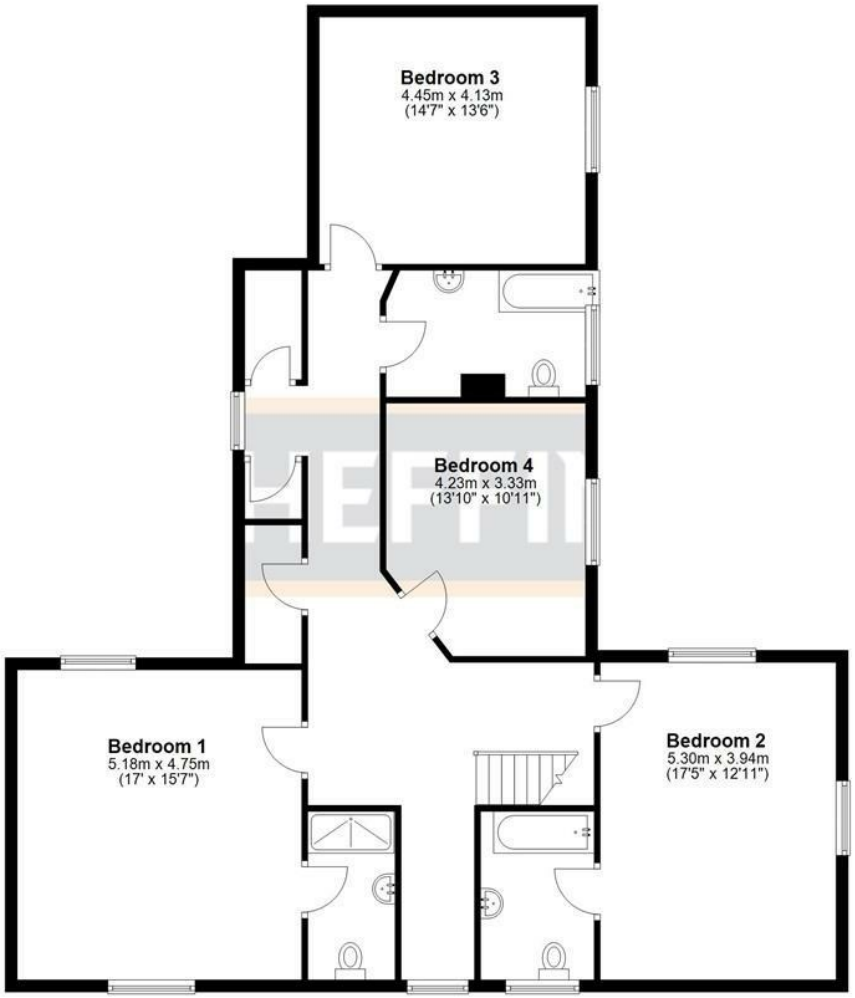
Ground Floor

Approx. 146.1 sq. metres (1573.1 sq. feet)



First Floor

Approx. 128.1 sq. metres (1379.1 sq. feet)



Total area: approx. 274.3 sq. metres (2952.2 sq. feet)

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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