



WILLOWDENE FARM, MIDDLE DROVE, ST JOHN'S FEN END



DESCRIPTION

Willowdene Farm is situated in the rural village of St John's Fen End with far reaching views. The property is a detached period farmhouse that has been extended over time creating an interesting and flexible three bedroom detached family home with an adjoining one bedroom annexe and further detached converted barn, with annexe potential. The property sits on a generous plot of approx. 0.7 acres (STMS).



The property offers a number of different uses, it could easily be used as a large four bedroom, two bathroom family home, or keeping the rear part separate, as a three bedroom home with one bedroom self-contained annexe. The spacious accommodation comprises an entrance hall, lounge with wood burning stove, sitting room with open fire, dining room, hallway, kitchen/dining room and conservatory on the ground floor together with a long landing with built in storage, three double bedrooms and bathroom on the first floor. The adjoining annexe has a private entrance along with a door from the kitchen of the main house with entrance hall, shower room, kitchen/living room and sun room on the ground floor and a large bedroom on the first floor.

LOCATION

The village, along with neighbouring Marshland St James, has a public house and playing field. Further amenities can be found in the adjacent village of Emneth. Further educational and leisure facilities can be found in nearby Wisbech just 6 miles away and King's Lynn 14 miles. The popular market town of Downham Market is 12 miles away and has a wide range of facilities as well as a direct main line rail link to London King's Cross in 1hr 30mins.

ACCOMMODATION

Originally a period farmhouse there are two main reception rooms to the front of the property with either a wood burning stove or open fire. There is a large kitchen which has space for a table for informal entertaining with adjoining dining room and conservatory with views over the lawned gardens and neighbouring farmland.



There are three double bedrooms on the first floor some with original cast iron fireplaces.



ADJOINING ANNEXE

The one bedroom annexe has its own private entrance along with a door leading from the main house which would be suitable for older children or other family members. It has been suggested that the annexe could also be included into the main family home creating a large four bedroom, two bathroom property.



DETACHED BARN BUILDING

To the rear of the property a detached former barn has been lovingly converted by the current owners into a usable office space with annexe potential (subject to PP), with benefits of a well-appointed kitchen, modern walk-in shower room, two office rooms, vaulted ceilings and under-floor heating.



OUTSIDE

The property has a large parking area to the front, gates leading to side access and further parking. The barn annexe is separated by gates and has its own garden area and is next to the stable block (currently used with outside exercise area as a cattery but could easily be put back to stables). There is a good sized garden with the main house too, then the open lawned area at the bottom of the plot. There are far reaching, uninterrupted views from several aspects.

SERVICES

Tenure: Freehold.

Council Tax: Local Authority: BCKLWN.

LPG central heating. Postcode: PE14 8JP

EPC: TBC

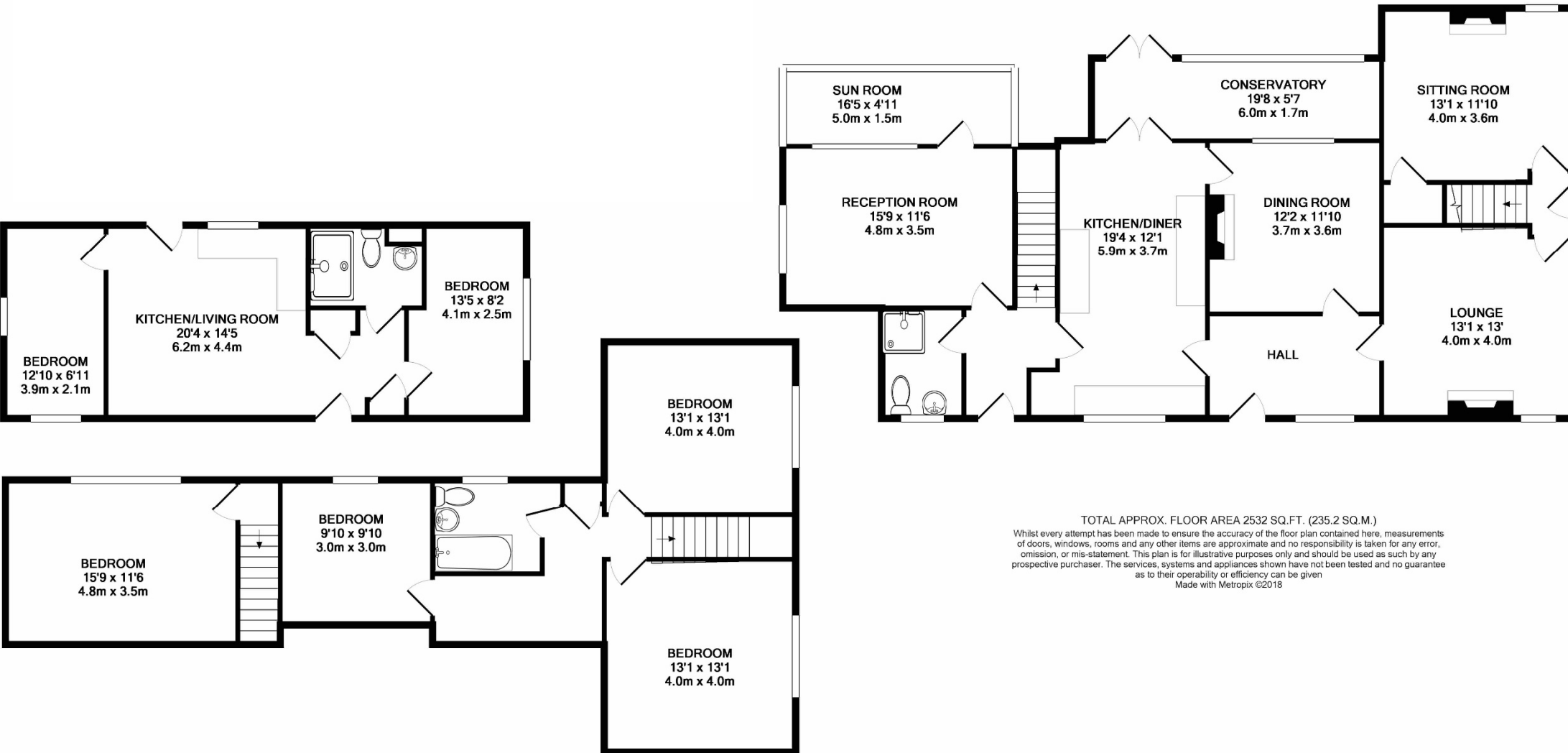


GENERAL REMARKS and STIPULATIONS

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only. Accuracy and proportions should be checked by prospective purchasers at the property.

Agents Note: When discussing the possibilities and converting the property into a larger family home, this is assuming all the necessary planning consents are obtained.



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.