



**High Hill Farm, Main Street, Welney, Wisbech,  
Cambridgeshire PE14 9RB**

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## High Hill Farm, Main Street, Welney, Wisbech, Cambridgeshire PE14 9RB

An attractive detached executive family home offering spacious accommodation and built to a high specification. Four double bedrooms, three reception rooms and open plan kitchen/dining room, generous garden backing onto farmland and double garage.

- Dual Aspect Living Room
- Family Room/Snug & Office
- Kitchen/Dining Room & Utility Room
- Principal Bedroom with Dressing Room & En-Suite
- Three Further Double Bedrooms
- Family Bathroom
- Good Sized Rear Garden
- Extensive Driveway Parking & Detached Double Garage

**Guide Price: £485,000**



**WELNEY** is a small village, which is located about 10 miles from Ely, about 13 miles from Wisbech and about 10 miles from March. The well-known Washes, The Wild Fowl Trust and excellent fishing facilities are all close by.

**ENTRANCE PORCH** with door opening to front aspect and driveway, and door leading into inner hallway.

**RECEPTION HALL** with staircase rising to first floor, under stairs storage and secondary storage cupboard.

**LIVING ROOM** 22'5" x 15'0" (6.83 m x 4.56 m) Dual aspect room with two double glazed windows to front aspect and French doors to garden, feature log burning stove.

**FAMILY ROOM/SNUG** 14'11" x 12'11" (4.55 m x 3.93 m) with two double glazed windows to front aspect.

**OFFICE** 12'9" x 9'0" (3.89 m x 2.75 m) with double glazed window to rear aspect.

**KITCHEN/DINING ROOM** 18'8" x 15'0" (5.69 m x 4.58 m) Fitted with a range of matching units including wall mounted units, base units and drawers, central island with 1 1/4 sink unit and drainer, integral dishwasher, space for freestanding American style fridge freezer, space for range master style cooker with extractor hood above, double glazed window side aspect and bi-folding doors opening to rear garden.

**UTILITY ROOM** 8'8" x 8'0" (2.64 m x 2.45 m) with single sink unit and drainer, fitted with a range of matching units including wall mounted units and base units, plumbing for utilities, door and double glazed window to side garden.

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash hand basin and double glazed window to side aspect.

**FIRST FLOOR LANDING** with double glazed window to front aspect, boiler cupboard.

**BEDROOM ONE** 20'6" x 18'9" (6.24 m x 5.71 m) with two double glazed windows to rear aspect overlooking garden and surrounding farmland. Two radiators.

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising shower cubicle, low-level WC, wash hand basin, heated towel rail, double glazed window to side aspect.

**WALK-IN DRESSING ROOM** 8'1" x 6'4" (2.47 m x 1.92 m) with double glazed window to side aspect.

**BEDROOM TWO** 15'0" x 12'1" (4.56 m x 3.69 m) with double glazed window to rear aspect. Radiator.

**BEDROOM THREE** 15'0" x 12'11" (4.56 m x 3.94 m) with two double glazed windows to front aspect. Radiator.

**BEDROOM FOUR** 14'11" x 10'0" (4.55 m x 3.04 m) with two double glazed windows to front aspect. Radiator.

**FAMILY BATHROOM** Fitted with a four piece suite comprising freestanding bath tub, shower cubicle, low level WC and wash hand basin, heated towel rail and double glazed window to side aspect.

**EXTERIOR** To the front of the property you will find a gravelled driveway providing off road vehicle parking and to the rear secondary driveway and double garage. A well designed and thought out landscaped garden offers lawns, extensive paved patio areas, oak framed pergola and fishpond. Viewing is recommended to be fully appreciated.

**DETACHED DOUBLE GARAGE** 18'3" x 17'10" (5.57 m x 5.44 m)

**Tenure** - The property is Freehold

**Council Tax** - Band F

**EPC** B (85/91)

**Viewing** - By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** CWH-7160







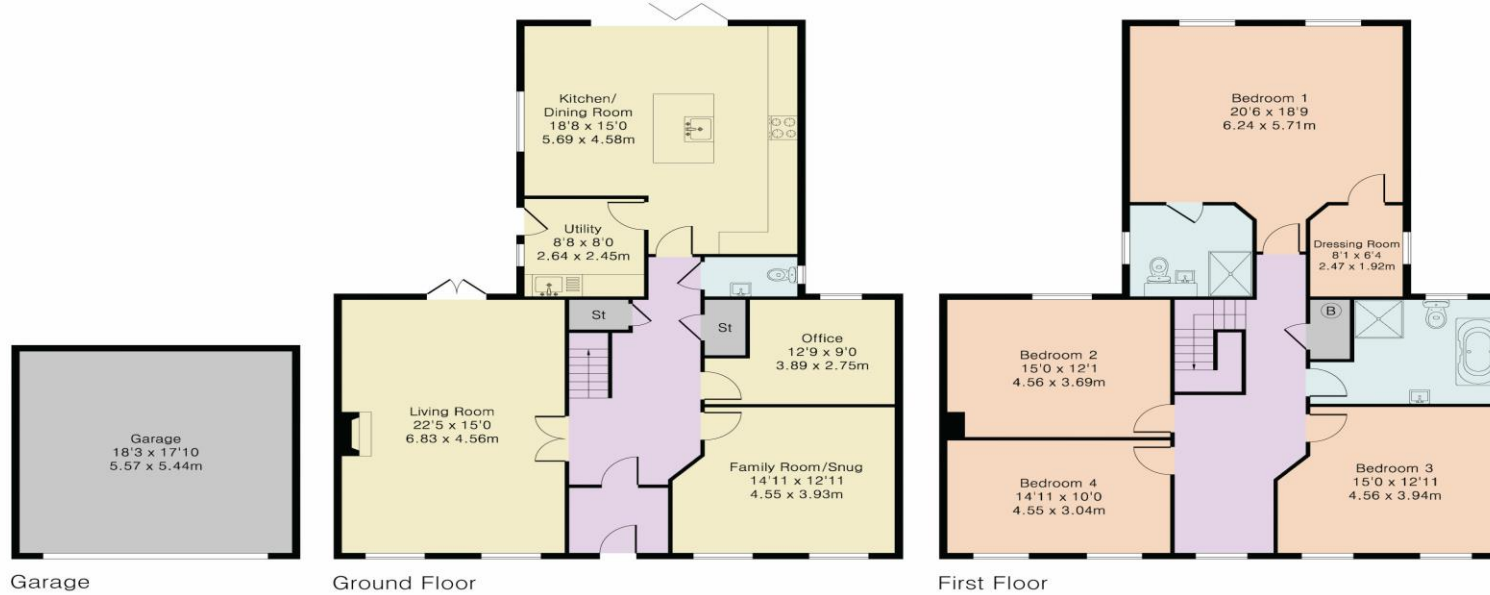
Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.

**Approximate Gross Internal Area 2874 sq ft - 266 sq m**

Ground Floor Area 1274 sq ft – 118 sq m

First Floor Area 1274 sq ft – 118 sq m

Garage Area 326 sq ft – 30 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Pocock + Shaw**

