



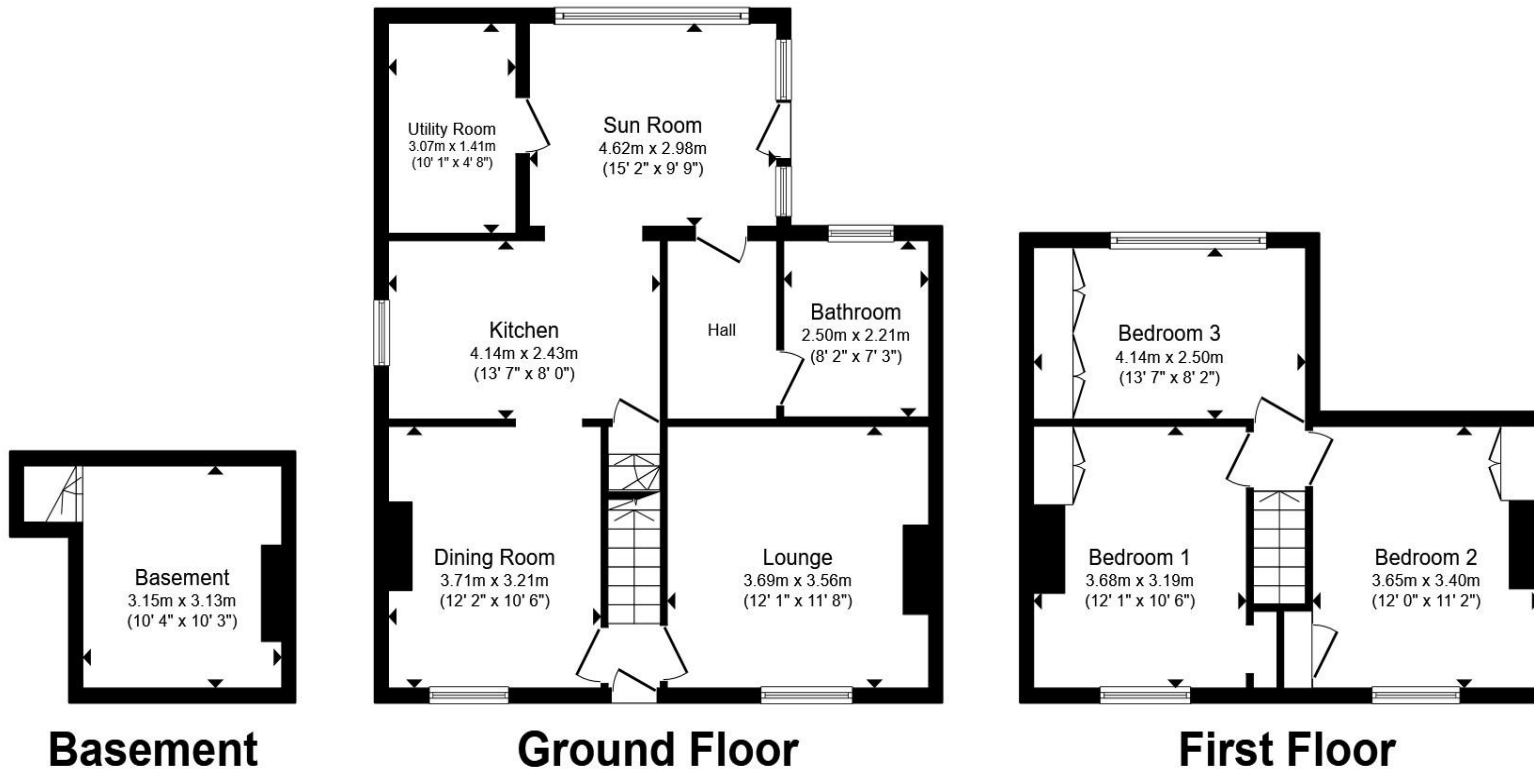
South Brink, Wisbech PE14 0RQ

Welcome to

South Brink, Wisbech

Occupying an enviable position with river views, this unique detached former public house offers substantial and versatile accommodation together with an impressive range of outside facilities. The property provides three generous double bedrooms, complemented by two reception areas and a conservatory, creating plenty of flexible space for family living, entertaining or working from home. The refitted kitchen and refitted shower room provide modern convenience, while a useful utility room adds further practicality. A cellar offers valuable additional storage space. Outside, the property continues to impress, with a substantial 29' garage/workshop providing excellent space for vehicles, hobbies or business use, together with a 22' cabin offering further versatile accommodation or recreational space. Gated access leads to the off-road parking, while the hot tub provides an ideal spot to relax and enjoy the surroundings. With its distinctive former public house character, generous accommodation, excellent outbuildings and attractive river views, this is a truly individual property offering considerable versatility and lifestyle appeal. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





- Lounge
- Dining Area
- Kitchen
- Rear Hallway
- Cellar
- Conservatory
- Utility Room
- First Floor Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Garage/Workshop
- Cabin

Total floor area 119.6 m² (1,288 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

South Brink, Wisbech

- Established, detached former public house
- Three double bedrooms
- Two reception areas plus conservatory
- 29' Garage/workshop and cabin
- River views

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£260,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129014



Property Ref:
WSB129014 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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