



Laburnham House Boots Road, Wimblington March  
**Offers in Excess of £750,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Unique and Highly Versatile Investment Opportunity
- No Onward Chain
- Beautifully Presented Family Home
- Two Separate Units Available for Holiday Lets or for Personal Use
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The main house offers generous and flexible accommodation arranged over two floors. The ground floor comprises three well-proportioned reception rooms, providing excellent versatility for family living, entertaining or home working, alongside a superb open-plan kitchen/diner. A separate utility room provides additional practicality.

Upstairs, there are three bedrooms, a modern shower room and a separate bathroom, offering comfortable accommodation for family life. Externally, the main property benefits from a generous amount of outside space, including substantial parking to the rear and three useful outbuildings, providing excellent storage and further potential for a variety of uses.



Adding significant appeal and income potential are the two separate one-bedroom holiday let properties, each offering their own private and self-contained accommodation. Both properties comprise an open-plan kitchen and living space, a ground floor bathroom and a separate bedroom, together with parking for each unit.

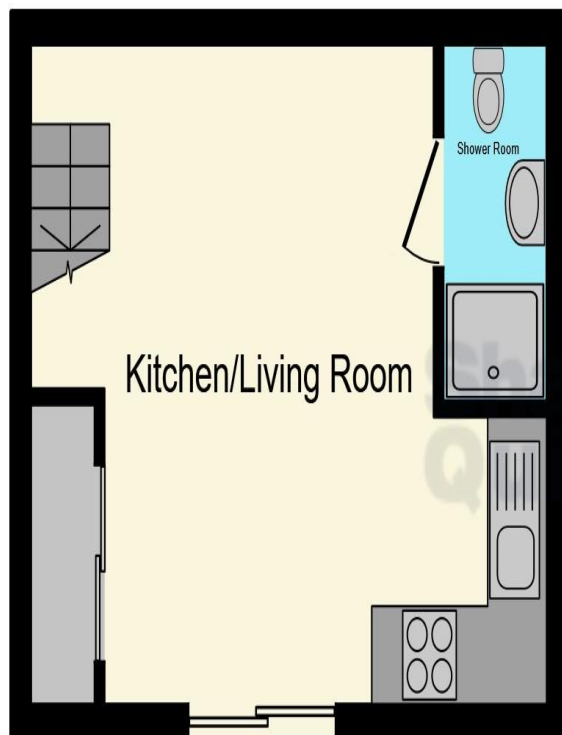
The combination of a substantial three-bedroom detached family home and two independent holiday lets makes this a particularly rare and versatile opportunity. The additional properties could provide valuable ongoing holiday rental income, while the main house offers an impressive and spacious residence.

With generous grounds, ample parking, multiple outbuildings and three separate dwellings in total, this is an exceptional opportunity for anyone seeking a property with genuine income-generating potential in a peaceful village setting.

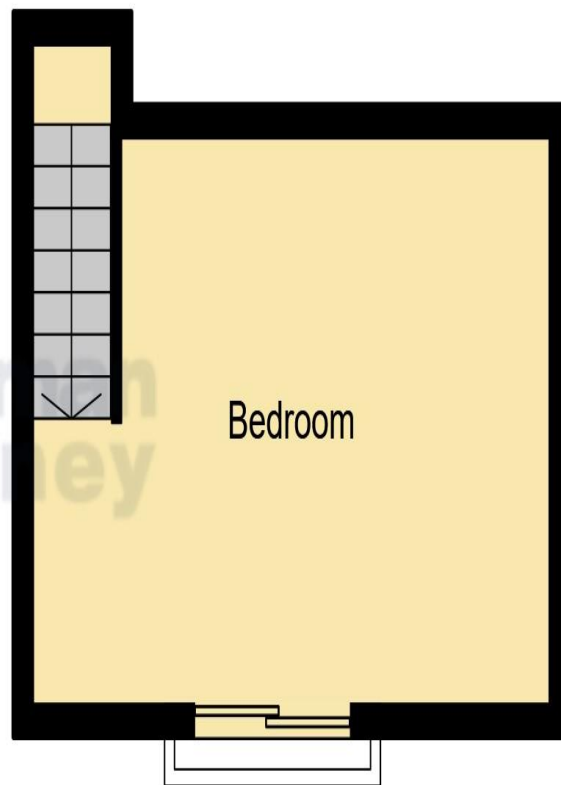
#### Agents Note

Please note that the AML fee covers 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.





**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

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# Selling your property?

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 8 Broad Street, MARCH, Cambridgeshire, PE15  
8TG

 march@sharmanquinney.co.uk

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC207395 - 0001

