



**Christchurch  
Wisbech  
Cambridgeshire  
PE14**

**Offers in Excess of £690,000**

**bettermove** 

# Wisbech

Bettermove are proud to present this 3 bedroom barn conversion in Christchurch.

The property benefits from double glazing, solar panels, underfloor electric heating, and two air source heat systems, with ample off street parking available.

The council tax band is G.

The interior of this beautifully presented property blends character with modern efficiency and comprises a spacious lounge, open-plan kitchen/diner/sitting area with an integrated kitchen, and a practical utility room, with bi-fold doors from the kitchen open onto a south-facing rear courtyard garden, complete with foundations already in place for a central pergola. The accommodation offers three well-proportioned bedrooms, and two family bathrooms. The exterior boasts a generous private garden, with approximately 2 acres of land, within a large courtyard setting, and surrounded by farmland and fields, offering excellent space for the summer months. The property benefits from extensive planning permissions, including a triple garage (with foundations in place), conversion of the attached barn into up to six en-suite bedrooms, potential for an indoor pool and gym within the arched barn, an additional reception room, and scope to create up to approximately 10,000 sq ft of predominantly ground-floor accommodation.

Located in the sought after village of Christchurch, Wisbech, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Manea Train Station, a variety of local bus routes, and quick access to the A10, and A47.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	89	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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