



## 4 bed farm house to buy in PE14

Squires Drove, Three Holes, Wisbech,  
Norfolk, PE14 9JY

**£135,000** Starting Bid

 x4  x1  x2

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ DETACHED FARM HOUSE
- ✓ IN NEED OF FULL RENOVATION
- ✓ FOUR BEDROOMS
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Nestled in Three Holes, Wisbech, this detached house offers a unique opportunity for those seeking a project with immense potential. Set back from the road, the property is surrounded by 5.8 acres of land (STMS), providing ample space for outdoor activities and the possibility of further development.

The house boasts four generously sized reception rooms, perfect for entertaining or family gatherings. A spacious garden room enhances the living experience, offering delightful views of the expansive garden, where one can enjoy the beauty of nature. With four bedrooms, this home is ideal for families or those looking for extra space. In addition to the main residence, the property features multiple outbuildings and a double garage, providing plenty of storage and workspace.

The gated entrance adds an element of privacy and security. While the house is in need of full refurbishment, it is brimming with character and potential, allowing you to create your dream home tailored to your tastes.

This is a rare opportunity to acquire a spacious property in a quiet location, perfect for those looking to invest in a home with both charm and room for improvement. Don't miss the chance to transform this hidden gem into a stunning residence.

FOUR BEDROOM DETACHED FARM HOUSE ON A PLOT OF APPROXIMATELY 5.8 ACRES WITH DOUBLE GARAGE AND OUTBUILDINGS

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £135,000

Property Type: Farm House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Subsidence

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

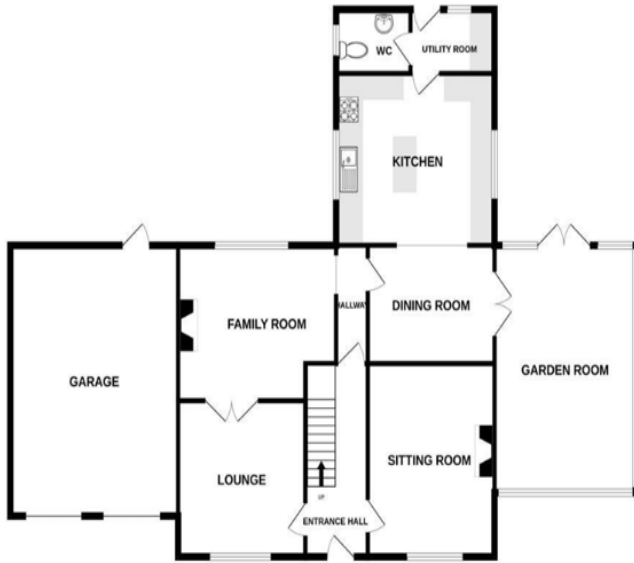
Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: Cable

Mobile signal coverage: Good

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>		55	
(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	

Squires Drove, Three Holes, Wisbech, Norfolk, PE14 9JY

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