



Whispers Barn
Guyhim | Wisbech | PE13 4BJ

WHISPERS IN THE WIND



Whispers Barn was cleverly converted from two late Victorian farm buildings. Not in a complex, it's standalone position in the idyllic Fen countryside makes it something really special, yet it is still close to the village amenities.







- Stunning Barn Conversion
- Equestrian property with Stables & Menage
- Beautiful Kitchen/Diner with doors to front and rear
- Amazing Lounge with vaulted ceiling and Log Burner
- Established Gardens with a range of raised beds & fruit trees
- Four Garages & ample Driveway Parking with circular feature
- Popular Village location
- Finished to a high standard throughout
- Four Bedrooms and Three Bathrooms
- Total Accommodation extends to 2361 sq.ft

Exquisite Taste

The property is finished to a high standard and has been designed with comfortable living in mind. Some of the original features, such as the beams in the lounge, and outside brickwork, together with the typical rounded corners to the interior walls, have been retained, and the right balance between traditional charm and modern convenience has been achieved throughout the house.

There is an abundance of windows, especially in the large double aspect garden room with stylish colonial type shutters. This is the heart of the home, with terracotta pavement tiles to the floor and window sills, a superbly equipped kitchen, comfortable lounging area before a wood burner and a dining area for informal meals. This room always elicits the ubiquitous "wow" from whoever first enters it, as does the magnificent lounge with its vaulted ceiling and enormous inglenook fireplace. Solid oak floors in the hallway and bedrooms.

Perfect for Guests

Both the lounge and garden room feature wood burners providing the house with an ambient glow throughout the colder months. The property also has underfloor heating throughout, zoned to each room. The large open rooms are excellent for entertaining with the owner's frequently inviting guests over.

A walk in Paradise

The magnificent gardens bring a whole new dimension to the property. The ravishing outdoor space offers a charming backdrop to a warm summer's day whilst the flourishing fruit and vegetable areas allow the owner's to be more or less self-sufficient in fresh food. The two sets of doors in the garden room open straight out into the rose garden on one side and the south facing patio on the other.

Equestrian Facilities

The grounds and gardens of the property are approaching 2.5 acres with the paddocks between 1.5 and 2 acres. They are completely enclosed by electrified post and rail fencing and divided into two paddocks. Two 12 x 12 ft. field shelters by National Stables are on skids so moveable. The south facing timber stable block with large concrete forecourt is again by National and comprises two adjoining 12 x 12 ft. stables and, also adjoining, 12 x 18 ft. barn which has been used for storage; it could be used for foaling, or as a hay or tractor store. Shed adjoining stables is a tack room. Water and electric power is connected.



"I have fenced the forecourt in front of the stables in winter and it makes a great turnout area with the stabling for shelter," says the owner. To one side, enclosed by post and rail, stands a professionally installed, well-drained menage with CLOPF Fibre which allows the horse to work 'on top' rather than 'into' the surface giving freedom of movement and reducing strain and risk of injury.

A wide, grassy nature walk encompasses the paddocks with two copses of natural, native trees along one edge. "It makes a lovely place for exercising the dog or for children to safely ride along, and you can do a figure of eight at the bottom," enthuses the owner. "It's an absolute haven for wildlife here – there are kestrel and owl nesting boxes, buzzards and geese flying overhead, and we see deer, hares, pheasants and hedgehogs, and swans resting in the fields."

The Walled Garden

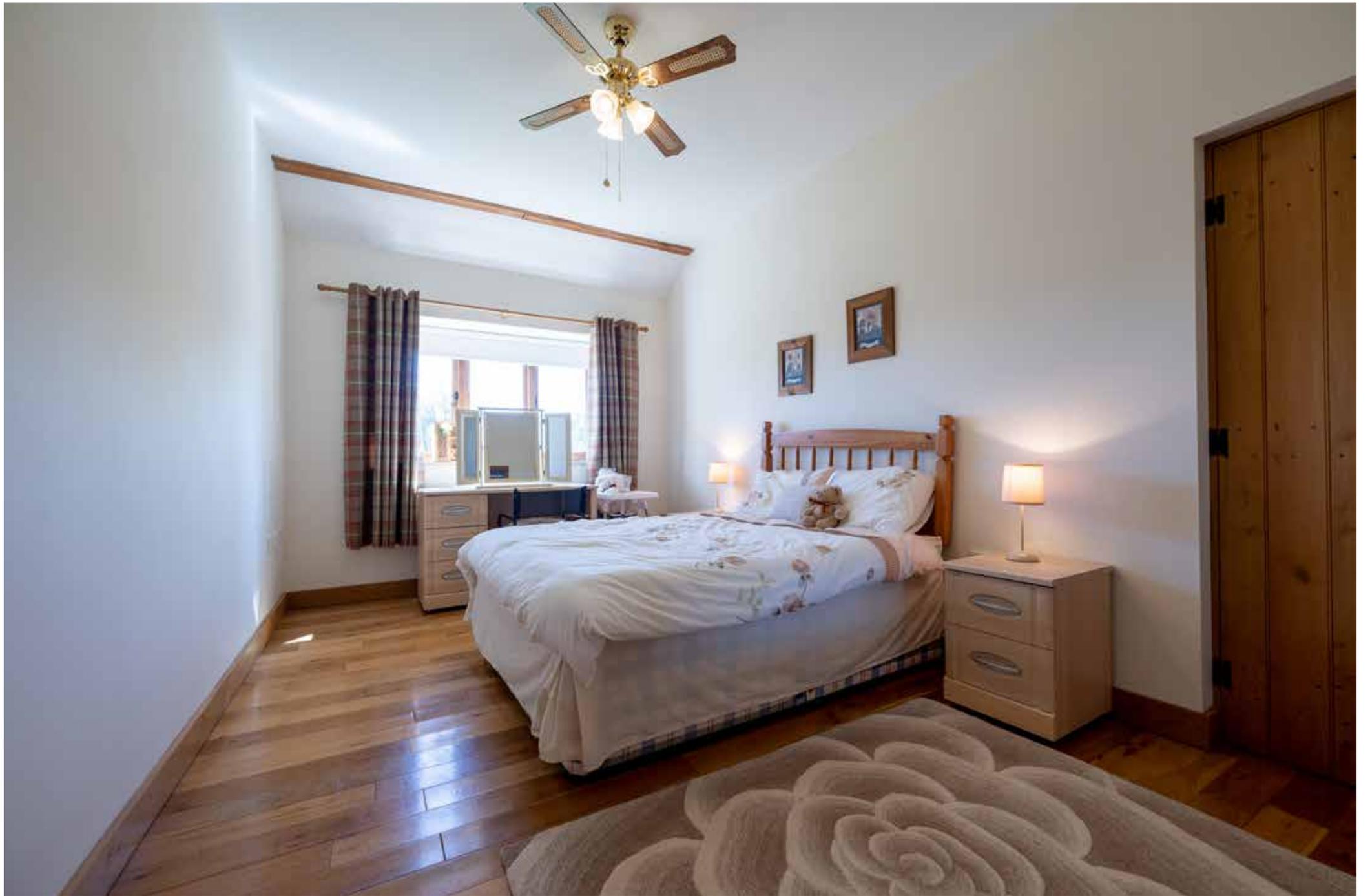
"Although the walled garden at the back of the house was originally set up as a vegetable garden, we have filled the beds with herbs and lots of fruit. There are raspberries, gooseberries and blackcurrants and an apple, pear and espaliered peach tree – I love making jam! It is very much a sensory garden and a wonderful place for practicing yoga," concludes the owner.















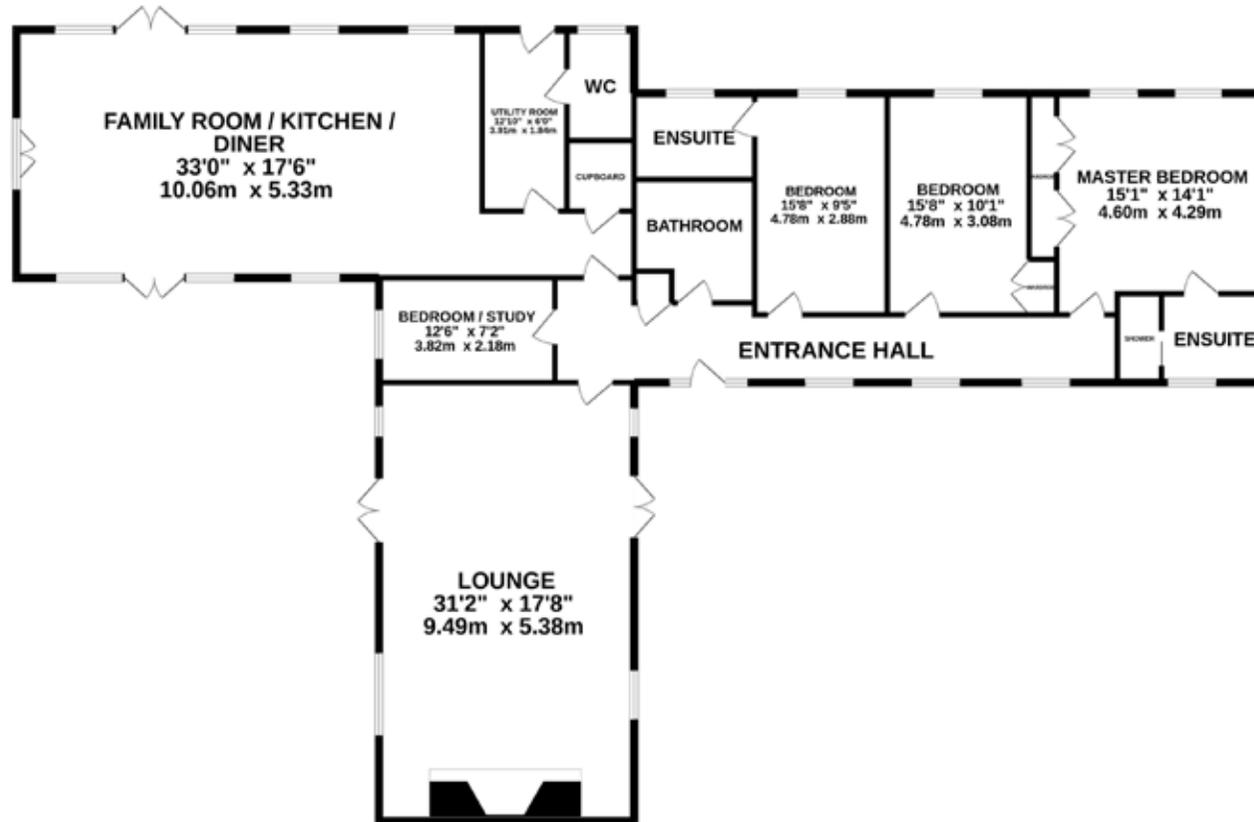








GROUND FLOOR
2361 sq.ft. (219.3 sq.m.) approx.



TOTAL FLOOR AREA : 2361 sq.ft. (219.3 sq.m.) approx.

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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





How Far Is It To?...

Guyhim sits to the north east of the county of Cambridgeshire and lies only 6 miles south west of the market town of Wisbech. Only a short car ride into Norfolk the Hanseatic town of King's Lynn located 20 miles northwest offers an excellent shopping and leisure facilities. Following on from there, the popular North Norfolk coastline is only 30 minutes away and offers an abundance of pretty coastal villages to explore. Peterborough, 16 miles to the west of Guyhim has a direct train service into London King's Cross with a journey time less than an hour, whilst the small town of March which lies 5 miles south of Guyhim also offers a train station.

Directions...

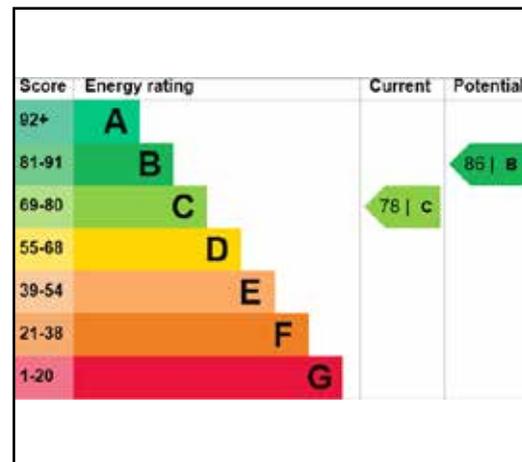
Leaving King's Lynn, take the A47 south west towards Wisbech for just over 17 miles. At the roundabout take the second exit, continuing on the A47. Then take your first right onto Gull Drove (B1187). At the T-junction take a left, still following Gull Road and continue on until your bear left onto Gull Drove. Continue along Gull Drove and you will find Whispers Barn on your left hand side.

Services and District Council

GFCH, Ground Source Heat Pump, Underfloor Electric Heating
 Mains - Water
 Water Treatment Plan
 Fenland District Council - Band E

Tenure

Freehold



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THE FINE & COUNTRY
FOUNDATION

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