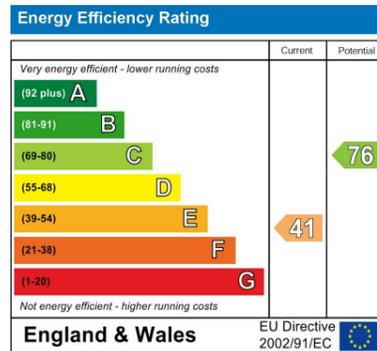


DIRECTIONS

Sat Nav: PE14 7LL



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



brittons
estate agents

www.brittons.net



35 Kirk Road Walpole St. Andrew Wisbech PE14 7LL

**CONVERTED SCHOOL CREATING A UNIQUE AND CHARACTERFUL
THREE BEDROOM HOME, FULL OF POTENTIAL**

Wisbech

£350,000 Freehold

01553 692828
sales@brittons.net





- RECEPTION ROOM 24'04 x 20'03 (7.42m x 6.17m)
- RECEPTION ROOM 24'3 x 20'3 (7.39m x 6.17m)
- KITCHEN
- BEDROOM ONE - GROUND FLOOR 19'11 x 10'05 (6.07m x 3.18m)
- ENSUITE 8'09 x 7'07 (2.67m x 2.31m)
- DRESSING ROOM 10'06 x 7'08 (3.20m x 2.34m)
- MEZZANINE BALCONY 16'05 x 15'05 (5.00m x 4.70m)
- BEDROOM TWO - FIRST FLOOR
- BEDROOM THREE - FIRST FLOOR
- BATHROOM 8'10 x 6'03 (2.69m x 1.91m)

EXTERNAL
Low maintenance courtyard style garden with two outbuildings.

IMPORTANT INFORMATION
MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function. "While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property. This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein. This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 where applicable, and all

Nestled on Kirk Road in the charming village of Walpole St. Andrew, Wisbech, this exceptional converted school presents a truly rare opportunity for those seeking a home rich in character and flooded with natural light. Offering three bedrooms, the property is ideal for families or individuals looking for something truly distinctive. Upon entering, you are welcomed into two impressive reception rooms, thoughtfully created from the original school hall. These magnificent spaces boast full-height windows that pour natural light inside, enhancing the sense of openness and grandeur. Folding dividing doors provide versatility, allowing you to enjoy expansive open-plan living or more intimate, separate spaces as desired. A striking spiral staircase rises to a mezzanine balcony, adding architectural interest and a wonderful vantage point over the living space below. The kitchen offers exciting potential and features a stunning skylight that further amplifies the home's bright and airy feel an inspiring setting for culinary creativity. Each reception room benefits from a charming multi-fuel burner set into the corner, creating a cosy atmosphere during the colder months while complementing the property's period character. Throughout the home you'll find beautiful parquet flooring, exposed wooden beams, and an abundance of original features. Upstairs, attractive wooden flooring continues the warmth and charm into the bedroom spaces. The property boasts two bathrooms, both featuring elegant roll-top baths with classic mixer taps over — perfectly in keeping with the building's heritage and offering a luxurious place to unwind. A ground floor bedroom and bathroom provide flexibility and accessibility, making the layout suitable for a range of lifestyles. Full of light, personality, and potential, this remarkable former school is a blank canvas ready for someone with vision to transform it into a truly spectacular home.

Total Floor Area- Approx. 266 Square Metres
2863.2 Square Feet



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. Made with Metropix ©2026



