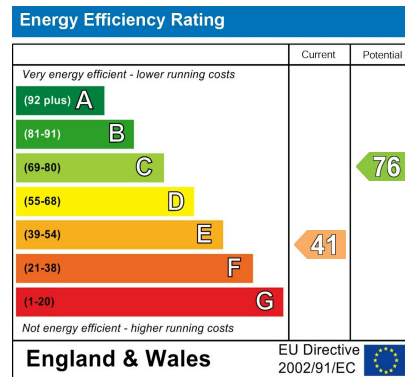


## DIRECTIONS

Sat Nav: PE14 7LL



## NOTES FOR PURCHASERS:

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

**EXTERNAL**  
Low maintenance courtyard style garden with two outbuildings.

**IMPORTANT INFORMATION**  
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**"NO UPWARD CHAIN"** 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.  
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