



Homedale, Chapel Lane, Elm, Wisbech, PE14 0DJ

Welcome to

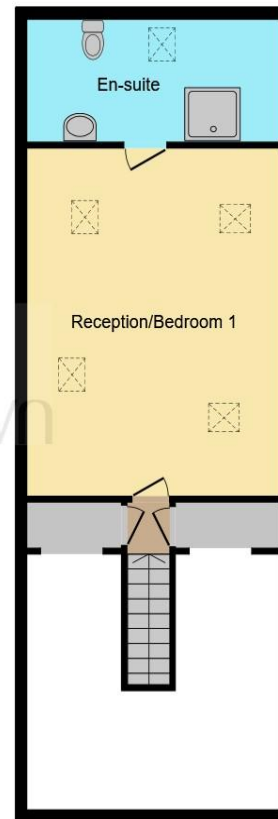
Homedale Chapel Lane, Elm, Wisbech

Welcome to this truly exceptional four-bedroom detached bungalow, situated on a generous acre plot down the peaceful Chapel Lane in Elm. With its unique features and incredible outdoor space, including horse stables and a separate field for horses, this property is perfect for those seeking a rural lifestyle with plenty of room to grow. Inside, the bungalow offers an impressive layout with spacious rooms throughout. The ground floor consists of a cosy living room, a separate dining room, a well-designed kitchen with unique character, and three well-proportioned bedrooms. The main bathroom is equally distinctive, adding charm and individuality to the home. Upstairs, the loft conversion is home to the stunning master bedroom, complete with its own en-suite and a walk-in wardrobe, creating a private retreat. Outside, the property shines with its acre plot, providing ample space for families, entertaining, or accommodating horses. The stables and separate horse field make this an ideal property for equestrian enthusiasts, while the peaceful location adds to its appeal. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Lounge

12' 11" x 16' 4" (3.94m x 4.98m)

Dining Room

20' 6" x 14' 5" (6.25m x 4.39m)

Kitchen

12' 11" x 12' (3.94m x 3.66m)

Utility Room

7' 5" x 5' 5" (2.26m x 1.65m)

Bedroom 1

12' x 12' 11" (3.66m x 3.94m)

Bedroom 2

19' 8" x 15' 7" (5.99m x 4.75m)

Bedroom 3

13' x 12' (3.96m x 3.66m)

Bedroom 4

10' 11" x 7' 9" min (3.33m x 2.36m min)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Homedale Chapel Lane, Elm, Wisbech

- Four-bedroom detached bungalow on an acre plot
- Loft conversion master bedroom with en-suite and walk-in wardrobe
- Unique kitchen and bathroom
- Horse stables and a separate field for horses
- Quiet location
- Perfect for families or equestrian enthusiasts

Tenure: Freehold EPC Rating: F
Council Tax Band: D

£395,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127172



Property Ref:
WSB127172 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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