North Street, Wicken CB7 5XW

Guide Price £400,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

North Street, Wicken CB7 5XW

Primrose Cottage is a delightful detached period home offering spacious accommodation throughout located in the highly regarded village of Wicken.

Wicken is a quiet village set in The Fens and is close to the infamous Wicken Fen, a National Trust site of scientific interest. Its surrounded by countryside walks that ultimately end at the Maid's Head pub.

Accommodation comprises of a living room, dining room, study, conservatory, fitted kitchen with island, a utility room, three first floor bedrooms and bathroom on first floor and a further master suite on the top floor with an en-suite.

Outside there is an enclosed rear garden and patio. To the side there is a driveway that provides of road parking.

This property must be seen to be fully appreciated.

Dining Room
13'11" x 11'6"
Well presented dining room with LVT wood flooring. Window to the front aspect. Exposed beam opening to the living room. Glazed doors to the kitchen. Half glazed door to the side driveway.

Living Room
12'8" x 11'6"
Charming living room with exposed brick fireplace and hearth. Alcove shelving. Window to the front aspect. Exposed beam opening to the dining room.

Kitchen/Diner
17'0" x 16'5"
Shaker style kitchen with a range of fitted base level cupboards with wooden worktop over and matching island, incorporating breakfast bar seating and further storage. Space and connection for large range cooker with stainless steel extractor over. Space for American style fridge/freezer. Ceramic sink and drainer with mixer tap over. Built-in pantry cupboard. Quarry tiled flooring. Window to the rear aspect. Doors leading to the utility room, dining room and study.

Study
13'3" x 9'4"
Contemporary study, offering a variety of uses. LVT wood flooring. Opening to the conservatory with views of the rear garden. Stairs leading to the first floor landing.

Conservatory
8'4" x 7'8"
Appealing room with bi-fold doors leading to the rear garden. LVT wood flooring. Opening to the study.

Utility Room
Counter work top with inset sink. Space and plumbing for washing machine. Quarry tiled flooring. Window to the rear aspect. Doors leading to the kitchen and rear garden.

Landing
With doors leading to three bedrooms and bathroom. Stairs leading to the 2nd floor landing and study.

Bedroom 1
13'8" x 11'5"
Generous double bedroom with window to the front aspect. Radiator. Door to landing.

Bedroom 2
12'11" x 11'5"
Generous double bedroom with window to the front aspect. Radiator. Door to landing.

Bedroom 4
9'9" x 9'4"
Well proportioned bedroom with window to the rear aspect. Built-in wardrobe. Radiator. Door to landing.

Bathroom
Contemporary white suite comprising low level W.C., free standing oval bath with mixer tap and shower attachment over, generous walk-in shower cubicle and inset hand basin with built-in surrounding storage and counter work top. LVT wood flooring. Attractively tiled to wet areas. Door to landing.

2nd Landing

Bedroom 3
15'1" x 11'5"
Spacious double bedroom with vaulted ceiling. Window to the rear aspect. Built-in wardrobe plus eaves storage. Radiator. Doors to ensuite and landing.

En Suite
Contemporary white suite comprising low level W.C., hand basin and generous walk-in shower. Dual velux windows. Tiled flooring. Door to Bedroom 3.

Outside - Front
Bordered with an attractive low wall and railings. Laid to gravel with side driveway, providing off road parking. Access gate to the rear garden. Electric car charging point.

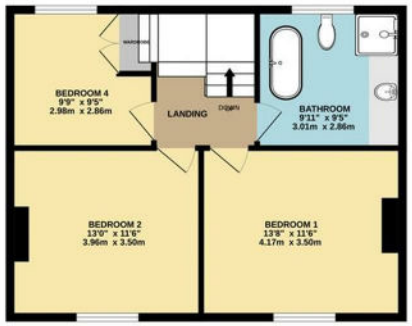
Outside - Rear
Laid to faux grass with attractive raised bed planters to some of the borders. Block paved patio area to the rear of the house with doors leading to the conservatory and utility room. Timber shed. Access gate to the side driveway.

PROPERTY INFORMATION
EPC - E
Tenure - Freehold
Council Tax Band - D (East Cambs)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 147 SQM
Parking – Driveway, Electric Car Charging Point
Electric Supply - Mains (recently upgraded with new fuse board installed)
Water Supply – Mains
Sewerage - Mains
Heating sources - Air Source Heat Pump & Electric (Gas Cylinder for range use only)
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

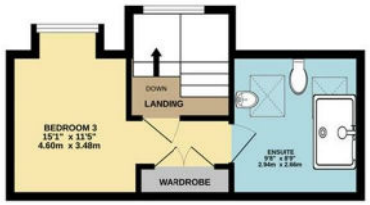
Location
Wicken is a charming village with a range of houses centred around three ancient greens and a pond. Among the houses are a significant number of listed buildings. The Maid's Head public house is situated in the centre of the village. The National Trust Wicken Fen Nature Reserves offers beautiful walks and a chance to spot wild Konik ponies. The village is approximately 10 miles from Cambridge and 5 miles from Ely, offering commuting to London King's Cross and Cambridge. The town of Soham is approximately 5 miles, offering a larger selection of shops and amenities.

GROUND FLOOR
755 sq.ft. (70.2 sq.m.) approx.

1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



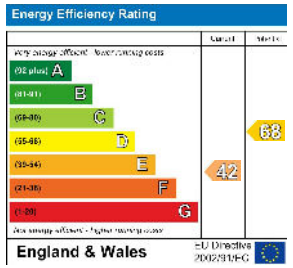
2ND FLOOR
259 sq.ft. (24.0 sq.m.) approx.

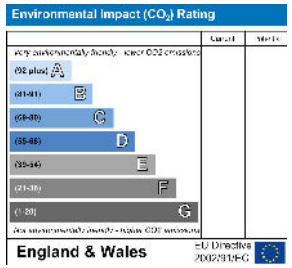


TOTAL FLOOR AREA : 1563 sq.ft. (145.2 sq.m.) approx.

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.
Made with Metropix ©2025

- **Charming Detached House**
- **Modern Fitted Kitchen**
- **Dining Room**
- **Living Room**
- **Three Bedrooms**
- **Contemporay Bathroom**
- **Master Bedroom with En Suite Shower**
- **Rear Garden**
- **Off Road Parking**
- **Viewing Highly Recommended**





This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

CALOR
Gas Propane