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The Bell Inn

Main Road Elm King&Partners

SALES LETTINGS MORTGAGES





Elm, Wisbech, PEI4 0AB

Charming Period Home with Historic Character and Modern Comforts.

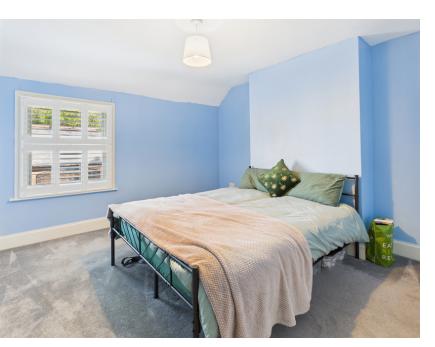
Nestled in the heart of the picturesque village of Elm, The Bell Inn is a beautifully presented detached former public house that seamlessly blends period charm with contemporary living. This unique and spacious home offers versatile accommodation, ideal for families or those seeking a character property with generous living space.

Step inside to a welcoming and spacious entrance hall leading to multiple reception areas, including a comfortable living room, a separate sitting room, and a stylishly open plan kitchen/dining room, perfect for entertaining. A utility room and ground floor shower room add practical convenience.

Upstairs, you'll find three well-proportioned double bedrooms, a cot room/study, and a family bathroom complete with a separate shower. The property benefits from gas central heating, double glazing, and is in good condition throughout.

Additional features include a useful cellar ideal for storage, a gated driveway with turning area, and a beautifully enclosed garden with delightful views overlooking the village church – offering both privacy and charm.







New UPVC Front Door to:

## Entrance Hall

7' 9"  $\times$  11' 5" (2.36m  $\times$  3.48m) Laminate floor Radiator. Cupboard housing gas & electrics. Opening to kitchen/dining room. Doors to sitting room & living room.

## Sitting Room

II' 9"  $\times$  II' 3" (3.58m  $\times$  3.43m) Double glazed sash window to front with shutters. Radiator. 3 wall lights

## Living Room

12' 3"  $\times$  26' 0" (3.73m  $\times$  7.92m) Max. UPVC double glazed window to front with shutters. UPVC double glazed window and door to rear. Laminate flooring. Two radiators. Television point. Two wall lights.

## Kitchen/Dining Area

21' 11" x 12' 8" (6.68m x 3.86m) 3 UPVC double glazed windows to rear. Range of wall and base units with roll edge worktop over. 4 ring gas hob. Integrated electric oven. Extractor hood. Stainless steel sink and drainer. Dishwasher. Space for fridge freezer. Peninsula with seating area. Tiled floor. Staircase to first floor. 2 radiators.

## Side Ha

2' 8"  $\times$  10' 11" (0.81m  $\times$  3.33m) UPVC double glazed door to side. Laminate floor. Cupboard housing gas boiler Loft access. Opening to utility. Door to shower room.

## Downstairs Shower Room

4' 7"  $\times$  5' 11" (1.40m  $\times$  1.80m) Two UPVC double glazed windows. Tiled shower cubicle. W.C. & wash hand basin within vanity unit. Tiled floor Electric heater.

## Utility Room

7' I I "  $\times$  6' 8" (2.41 m  $\times$  2.03 m) UPVC double glazed window to side. Fitted with wall and base units with circular sink. Space for washing machine and tumble dryer. Heated towel rail.

## First Floor Landing

Loft hatch. Doors to bedrooms and bathroom

## Bedroom I

12' 2"  $\times$  12' 9" (3.71 m  $\times$  3.89m) Double glazed sash window to front with shutters. Radiator:

## Bedroom 2

11' 6"  $\times$  12' 8" (3.51m  $\times$  3.86m) UPVC double glazed sash window to front with shutters. Radiator.

## Bedroom 3

9' 8"  $\times$  9' 8" (2.95m  $\times$  2.95m) Double glazed sash window to front with shutters. Radiator:

# Study/Cot Room

4' 7"  $\times$  8' 4" (1.40m  $\times$  2.54m) UPVC double glazed window to rear Radiator.

## Bathroom

6' 9"  $\times$  13' 0" (2.06m  $\times$  3.96m) UPVC double glazed window to front. Free standing bath. Tiled shower cubicle. Wash hand basin and W.C. within vanity unit. Tiled floor Spot lights. Heated towel rail.

## Rear Garden

Enclosed garden Parking with brick wall & wooden entrance gate. Wrap around parking area. Lawned area. Patio area. Access to cellar.

## Cellar

16' 3"  $\times$  12' 3" (4.95m  $\times$  3.73m) Underground storage with power.

## Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.