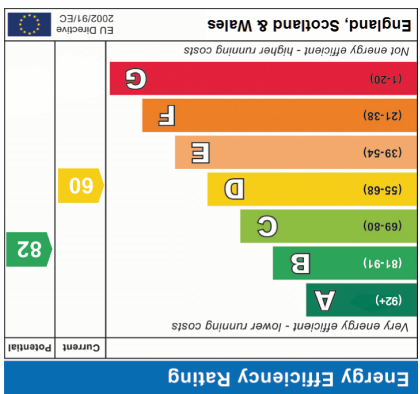


## 9 Market Place, Downham Market



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# The Bell Inn

## Main Road

## Elm

£335,000



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# The Bell Inn

## Elm, Wisbech, PE14 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" x 11' 5" (2.36m x 3.48m) Laminate floor: Radiator: Cupboard housing gas & electrics. Opening to kitchen/dining room. Doors to sitting room & living room.

Sitting Room

11' 9" x 11' 3" (3.58m x 3.43m) Double glazed sash window to front with shutters. Radiator: 3 wall lights

Living Room

12' 3" x 26' 0" (3.73m x 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 Hall

2' 8" x 10' 11" (0.81m x 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" x 5' 11" (1.40m x 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' 11" x 6' 8" (2.41m x 2.03m) 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 1

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

Bedroom 2

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

Bedroom 3

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

Study/Cot Room

4' 7" x 8' 4" (1.40m x 2.54m) UPVC double glazed window to rear: Radiator:

Bathroom

6' 9" x 13' 0" (2.06m x 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" x 12' 3" (4.95m x 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.