



Mill Lane, Newton-In-The-Isle, Wisbech, PE13 5HZ

Rurally located with super equestrian facilities including manège, around 2 ACRES (stms) with a further 4 ACRES (stms) of paddock land available to rent or buy by separate negotiation. Fourth ground floor bedroom/reception room..

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NEW INSTRUCTION: Call ECR Properties for further information 01449 711727 Well-presented three/four bedroom equestrian property in a rural location without close neighbours with equestrian facilities, including manège and 2 ACRES (stms). There is are 4 ACRES (stms) of further paddock land to rent or buy by separate negotiation. Excellent outriding with bridleway near by. There is planning permission in place for two, two-storey side extensions. Accommodation Entrance hall, kitchen, utility/boot room, conservatory/dining room, sitting room, drawing room/ground floor bedroom four, shower room, three first floor bedrooms, family bathroom. Outside Timber stable yard with six large loose boxes with individual fenced concrete yards, double mobile field shelter, 40m x 20m Klop fibre manege, hay store, feed store, timber built home office, static caravan, further sheds/log store, gravel parking area, front and rear garden, 2 ACRES (stms). A further 4 ACRES (stms) available to rent or purchase by separate negotiation. The property is also for sale as a whole with in excess of 6 ACRES (stms) for £630,000. Local Authority Fenland District Council Council Tax Band D Energy Efficiency Rating D Mains water and electricity Private Septic Tank Drainage

BASE INFORMATION:

Bedrooms : 3