



3 bed character property to buy

Kirk Road, Walpole St. Andrew, Wisbech,
Norfolk, PE14 7LJ

£225,000 Starting Bid

 x 3  x 2  x 2

Tenure

Freehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ FULL OF CHARACTER AND CHARM
- ✓ FLOODED WITH LIGHT WITH LARGE WINDOWS THROUGHOUT
- ✓ THREE BEDROOMS
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Nestled on Kirk Road in the charming village of Walpole St. Andrew, Wisbech, this exceptional converted school presents a truly rare opportunity for those seeking a home rich in character and flooded with natural light. Offering three bedrooms, the property is ideal for families or individuals looking for something truly distinctive. Upon entering, you are welcomed into two impressive reception rooms, thoughtfully created from the original school hall. These magnificent spaces boast full-height windows that pour natural light inside, enhancing the sense of openness and grandeur. Folding dividing doors provide versatility, allowing you to enjoy expansive open-plan living or more intimate, separate spaces as desired. A striking spiral staircase rises to a mezzanine balcony, adding architectural interest and a wonderful vantage point over the living space below. The kitchen offers exciting potential and features a stunning skylight that further amplifies the home's bright and airy feel an inspiring setting for culinary creativity. Each reception room benefits from a charming multi-fuel burner set into the corner, creating a cosy atmosphere during the colder months while complementing the property's period character. Throughout the home you'll find beautiful parquet flooring, exposed wooden beams, and an abundance of original features. Upstairs, attractive wooden flooring continues the warmth and charm into the bedroom spaces. The property boasts two bathrooms, both featuring elegant roll-top baths with classic mixer taps over — perfectly in keeping with the building's heritage and offering a luxurious place to unwind. A ground floor bedroom and bathroom provide flexibility and accessibility, making the layout suitable for a range of lifestyles.

The original school was built in 1850, with the extension added in 1920.

CONVERTED SCHOOL CREATING A UNIQUE AND CHARACTERFUL THREE BEDROOM HOME, FULL OF POTENTIAL

Reception Room - 7.42m x 6.17m (24'04 x 20'03) -

Reception Room - 7.39m x 6.17m (24'3 x 20'3) -

Kitchen -

Bedroom One - Ground Floor - 6.07m x 3.18m (19'11 x 10'05) -

Ensuite - 2.67m x 2.31m (8'09 x 7'07) -

Dressing Room - 3.20m x 2.34m (10'06 x 7'08) -

Mezzanine Balcony - 5.00m x 4.70m (16'05 x 15'05) -

Bedroom Two - First Floor -

Bedroom Three - First Floor -

Bathroom - 2.69m x 1.91m (8'10 x 6'03) -

External - Low maintenance courtyard style garden with two outbuildings.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £225,000

Property Type: Character Property

Parking: Driveway

Year built: 1850

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric, Oil, Solar Water

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Total Floor Area- Approx. 266 Square Metres
2863.2 Square Feet

GROUND FLOOR

1ST FLOOR



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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Kirk Road, Walpole St. Andrew, Wisbech, Norfolk, PE14 7LJ

Contact your local branch today for more information on this property:

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