

GUIDE PRICE  
**£435,000**

BIDDING DEPOSIT  
**£6,000**

DIGITAL AUCTION DATE  
**14th October 2021**



## **5 Nene Parade, Benwick, March, PE15 0XL**

A beautiful Victorian farmhouse with extensive grounds and outbuildings, sold freehold with vacant possession.

**Bid1.**

## Property Summary

- A substantial detached Victorian farmhouse with spacious rooms and extensive grounds
- Property benefits from numerous outbuildings and about 100ft of moorings
- A modernised Annexe
- No upper chain
- In need of modernisation and presents numerous opportunities to add value subject to necessary consents.
- Surrounded by beautiful grounds on all sides extending to just over three acres.

## Location

The location is utterly delightful, with a stunning open views across farmer's fields and dramatic fenland skies. It is within walking distance of the village which is a thriving community with a Spar shop, a pub, and a primary school.

## Description

The Elms is a substantial detached Victorian farmhouse on the edge of the Cambridgeshire village of Benwick. The house was built in the mid 1800s and was the original farmhouse for Bank Farm. It faces the Old Course of the River Nene and benefits from riparian mooring and fishing rights.

The house is a large traditional farmhouse, with spacious rooms, and extensive grounds which surround the house and extend to just over three acres. The house is in need of renovation and modernisation and some parts of the house, chiefly to the right, are affected by subsidence. There is lapsed planning permission for significant building works as a single home, but the property could also be redeveloped by subdivision, conversion, or replacement of the existing buildings, subject to planning consent.

Viewing is NOT available on an ad hoc basis, so please do not trespass or attempt to enter the property without an appointment. To see the house from the outside, it is possible to walk along the public right of way to the front of the property, or the towpath on the opposite side of the river.

## Accommodation

In the main house, there are three reception rooms, four bedrooms, three bathrooms and a conservatory. There is also a contemporary studio annexe, and a range of outbuildings, including garaging for three cars. The property also enjoys a very wide frontage to the river, including about 100 feet of moorings.

## Note

There are some areas of the property affected by subsidence and prospective buyers should rely on their own enquiries in this regard.



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## Contact BidXL

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