

£350,000

Station Road, Manea, Cambridgeshire PE15 0JL



To arrange a viewing call us now on 01354 694900

Full of CHARACTER and CHARM, this old bakery premises offers generous space, versatility and superb presentation throughout. The ground floor features a welcoming living room, a bright DINING HALL, a rear hall sitting area, and a FLEXIBLE bedroom 4/family room alongside a well-appointed kitchen/diner, utility room, and a convenient cloakroom. Upstairs, three more double bedrooms provide ample accommodation, with bedroom 1 enjoying a charming JULIET BALCONY that adds a touch of romance and extra natural light. A standout feature is the SEPARATE STUDIO, offering incredible versatility for work, hobbies, or guest accommodation. This property blends period charm with modern practicality, making it ideal for a range of buyers seeking space, style and adaptability.

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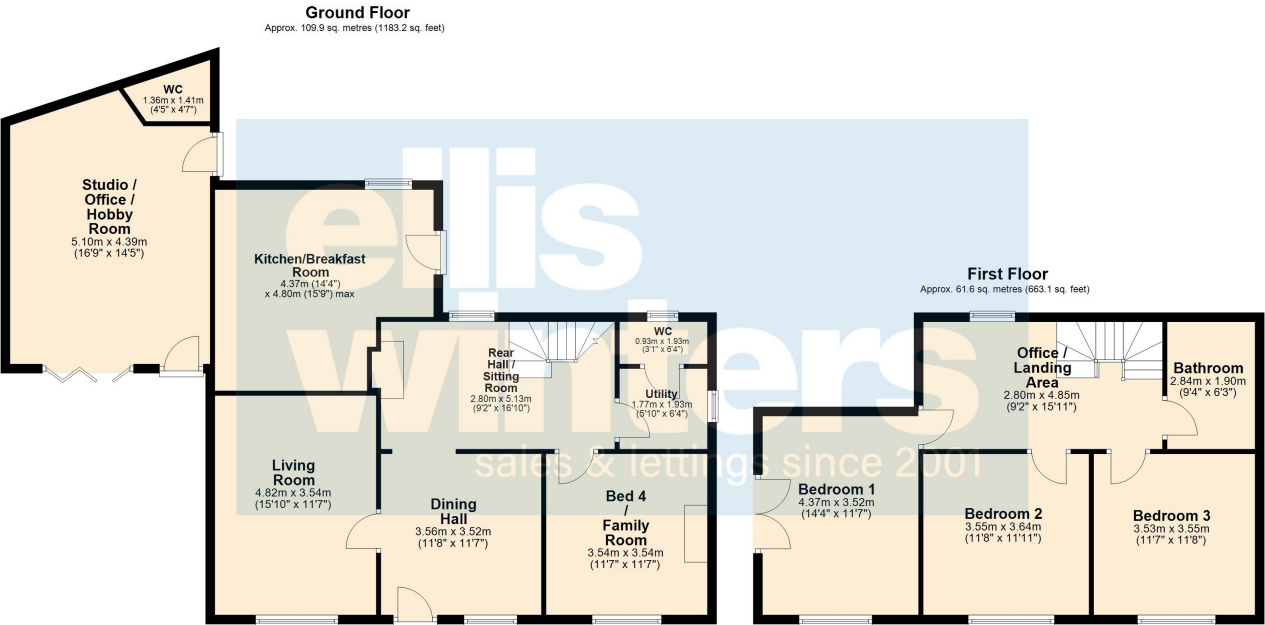
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Total area: approx. 171.5 sq. metres (1846.2 sq. feet)

Ground Floor

Living Room
4.82m (15'10") x 3.54m (11'7")
Window to front

Dining Hall
3.56m (11'8") x 3.52m (11'7")
Entrance door leading in, window to front

Rear Hall/Sitting Room
5.13m (16'10") x 2.80m (9'2")
Lovely versatile space with wood burning stove and stairs rising to first floor, window to rear

Kitchen/Breakfast Room
4.80m (15'9") max x 4.37m (14'4")
Fitted with a matching range of wall and base units housing single electric oven and four ring induction hob with extractor over, integrated dishwasher, microwave, fridge and freezer, 1 ½ sink and drainer, wine cooler, window to rear, skylight and door out to garden

Bed 4/Family Room
3.54m (11'7") x 3.54m (11'7")
Window to front, feature fireplace opening

Utility
1.93m (6'4") x 1.77m (5'10")
Wall cupboard, oil boiler, plumbing for washing machine, window to side

WC
1.93m (6'4") x 0.93m (3'1")
Fitted with a low level wc and hand wash basin set within vanity unit. Window to rear

Studio/Office/Hobby room
5.10m (16'9") x 4.39m (14'5")
Bi-fold door to front, and separate entrance door, door at rear out to garden, fitted with stainless storage units, air conditioning unit

WC
1.41m (4'7") x 1.36m (4'5")
Fitted with a low level wc and hand wash basin

First Floor

Office/Landing Area
4.85m (15'11") x 2.80m (9'2")
Window to rear, ideal space for an office or playroom

Bedroom 1
4.37m (14'4") x 3.52m (11'7")
Window to front, double doors with Juliet balcony

Bedroom 2
3.64m (11'11") x 3.55m (11'8")
Window to front

Bedroom 3
3.55m (11'8") x 3.53m (11'7")
Window to front

Bathroom
Fitted with a panelled bath, single shower cubicle, low level wc and hand wash basin set within vanity unit, window to rear

Outside

A driveway to one side provides off road parking and a side gate leads to the rear garden which is low maintenance

Services

Mains electricity, water and drainage. The property has oil fired central heating.

Tenure Freehold
EPC D
Council Tax Band D

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer
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