



HARVEY ROBINSON

Offers In Excess Of  
£475,000  
High Street  
Earith, PE28 3PP



- Impressive Character Property
- Former Bakery with Four Bedrooms
- One Bedroom Self Contained Annexe
- Impressive River Views

- Versatile Living Accommodation
- Offered with No Forward Chain
- Impressive Rear Gardens
- Double Carport and Off Road Parking



## PROPERTY SUMMARY

In the heart of most English villages, you'll find a bakery. And in about 1800, this spot was chosen for the Bakery in Earith. Its location is ideal - an easy walk from everything the village has to offer, and in an elevated position. Over the last 220 or so years, the building has evolved into a house that's full of history – yet ready for the future. But ready for whom? You could be a young and growing family. Perhaps you have a need for office or business space – or to accommodate older family members, or those returning from their studies. The Old Bakery provides a uniquely versatile space that is ready to adapt to your needs.





## PROPERTY SUMMARY

### \*\* MAIN HOUSE \*\*

Drive in through the double iron gates and the gravelled driveway presents a real family-sized off road parking area, as well as a cart lodge/car port and workshop with built in storage. There's plenty of space to store kayaks and paddleboards, ready to slip into the river on a summer's day.

Enter the main house through the rear kitchen/breakfast room – recently refitted to a high standard. There's a door to the cosy TV lounge with recently installed log burner. A second door leads to another reception room.

Go through to the back of the house – the site of the original cast iron bakery oven. This Victorian marvel makes a real statement at the end of the 25ft dining room which also features exposed brickwork and vaulted ceiling.

Upstairs, there are four bedrooms. The two at the rear of the house include the master bedroom with its ensuite facilities, while the front bedrooms offer exceptional views over the River Ouse and the RSPB Ouse Fen Nature Reserve –in which Bitterns can sometimes be seen (and frequently heard).

Upstairs is completed with a recently refitted family bathroom.

### \*\* ANNEXE \*\*

The character of this impressive continues into the separate annexe which is found to the rear. The granary, currently utilised as a self-contained annexe, is approached by an external staircase and offers a recently converted and very versatile space. Arranged over two floors, there is a generous, French-style rustic kitchen leading to an open plan living area. There is a large double bedroom and a three piece family bathroom to the first floor. Stairs lead down to the peaceful garden room, with views over and double doors providing direct access to, the rear garden. There are exposed beams and vaulted ceilings throughout the annexe giving this space an impressive yet homely feel. Whilst currently used as an annexe, it offers huge potential to be used as a home office, studio or simply an extension of the already expansive living space of the main home.

### \*\*OUTSIDE\*\*

The garden is laid mainly to lawn but includes vegetable and flower beds with established shrubs. The large patio areas are perfect for enjoying the evening sun, and benefit from complete privacy – perfect for outdoor entertaining or even relaxing in a hot tub!

The Old Bakery is full of period features, and has been a very happy family home for the last ten years. The property has been extensively upgraded and improved by the current owners during their occupation including a new boiler, a new consumer unit, updated kitchen, new bathrooms and the fitting of a wood burner. Now, it's time for its next adventure – and yours. There is no forward chain, and viewing of this truly unique property is highly recommended and can be organised by contacting our St Ives office.









## LOCATION AND AMENITIES

Offering excellent transport links via rail, road and bus, Earith has established its elf as one of the more sought after villages in the area. The village can be found just 10 miles from Huntingdon, 5 miles from St Ives and 11 miles from Ely making it perfectly location for commuters to any of these busy yet picturesque towns. Stations can be found in both Huntingdon and Ely, both providing mainline routes to central London in just over an hour. There are also regular bus routes through the village in both directions. The village of Earith itself has many amenities to offer including a post office, a takeaway, a barbers shop and a popular pub, the Crown. There is a primary school within the village and it is within the catchment area for Ramsey Village College but can be found within reach of other schools in St Ives, Northstowe and Swavesey.. The nearest town is St Ives which offers an array of shops, restaurants, gyms and supermarkets as well as access to the guided bus providing transport into Cambridge in just over half an hour. The guided bus can also be accessed in nearby Willingham and Northstowe. The village is popular with young families due to the pleasant countryside walks that can be found within the village as well as the neighbouring villages of Bluntisham and Colne.

## FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3PP

What3Words Location: harmonica.erupts.things

EPC (Main House): D

EPC (Annexe): C

Council Tax Band: D

Seller's Onward Movements: Moving Out Of The Area

Current Owners Lived in Property: 9 years

Primary School Catchment Area: Earith

Secondary School Catchment Area: Abbey College Ramsey

Water Meter: No

Boiler Replaced: 2015

Loft: 2 available, one is boarded with a ladder

## GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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For independent whole of market mortgage advice please call the team to book your appointment.

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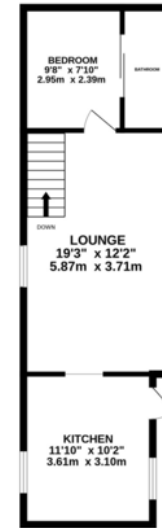
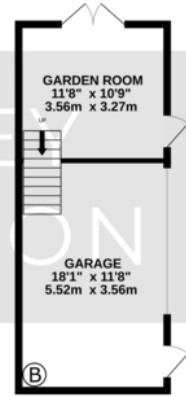
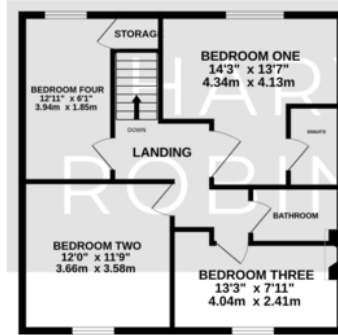
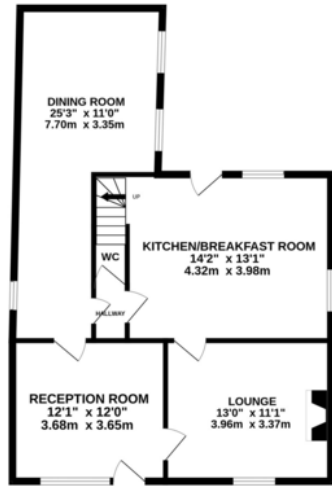


GROUND FLOOR  
742 sq.ft. (68.0 sq.m.) approx.

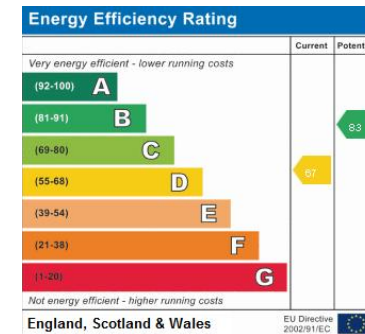
1ST FLOOR  
628 sq.ft. (57.4 sq.m.) approx.

EXTERNAL GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.

ANNEX  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 2154 sq.ft. (200.1 sq.m.) approx.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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