



Welches Dam, Manea
PE15 0NF

BROWN & CO



Adventurers House, Welches Dam, PE15 0NF

Unique setting overlooking Ouse Washes

Substantial house in excess of 300m² / 3280sqft

Built in 1994 by current owners

Haven for Natural wildlife in a peaceful setting

Five bedrooms over three floors

Large Kitchen/breakfast room

Plot of approx. 0.96 acres

Uninterrupted farmland views



Brown&Co offer a truly unique house, arranged over three floors, in a secluded location with astounding views over the RSPB managed Ouse Washes, an internationally renowned area of over 2000 acres and the setting for one of the most magical events in the UK's nature calendar - the mass winter gatherings of many thousands of wildfowl, including internationally important numbers of wigeon and whooper swans.

Location

The property is positioned in Welches Dam, near to the village of Manea which has a station on the main line between Peterborough and Ely. It also has a village shop, village pub, the British Legion community centre, a church, a fishing lake, playing fields with recreation grounds with a vibrant and friendly community. Manea community primary School is rated good in a recent Ofsted report also. The property overlooks the renowned Ouse Washes, a remarkable nature reserve. Created during the drainage of the Fens in the seventeenth century, the Ouse Washes is now celebrated for its abundant wildlife and unique setting within the heart of the Cambridgeshire Fens. This internationally recognised wetland serves as a vital habitat for diverse bird species, including migratory swans and wading birds. Managed by the RSPB, it offers a tranquil retreat with spectacular seasonal displays of nature. In the winter, flocks of swans can be seen and heard flying over the house at dusk as they return to roost on the flooded washlands from feeding on the surrounding farmland. In the summer the wetland becomes grazing fields and the sound of

drumming snipe and the calls of lapwing and redshank can be heard from the summer meadows. Conveniently located two miles from Manea station and within easy reach of Peterborough, Ely and Cambridge, it is an accessible must-visit destination for nature lovers, bird watchers and wildlife enthusiasts alike. The views from both the upper floors quite simply must be seen to appreciate fully.

Summary: The word unique is often overused in property however, Adventurers House, with uninterrupted views over the Ouse Washes can only be described as such. The house was built by the current owners in 1994, who have enjoyed this incredible landscape in both their professional and personal lives for over 30 years. First hand inspection is the only way one can gain a full appreciation of the property.

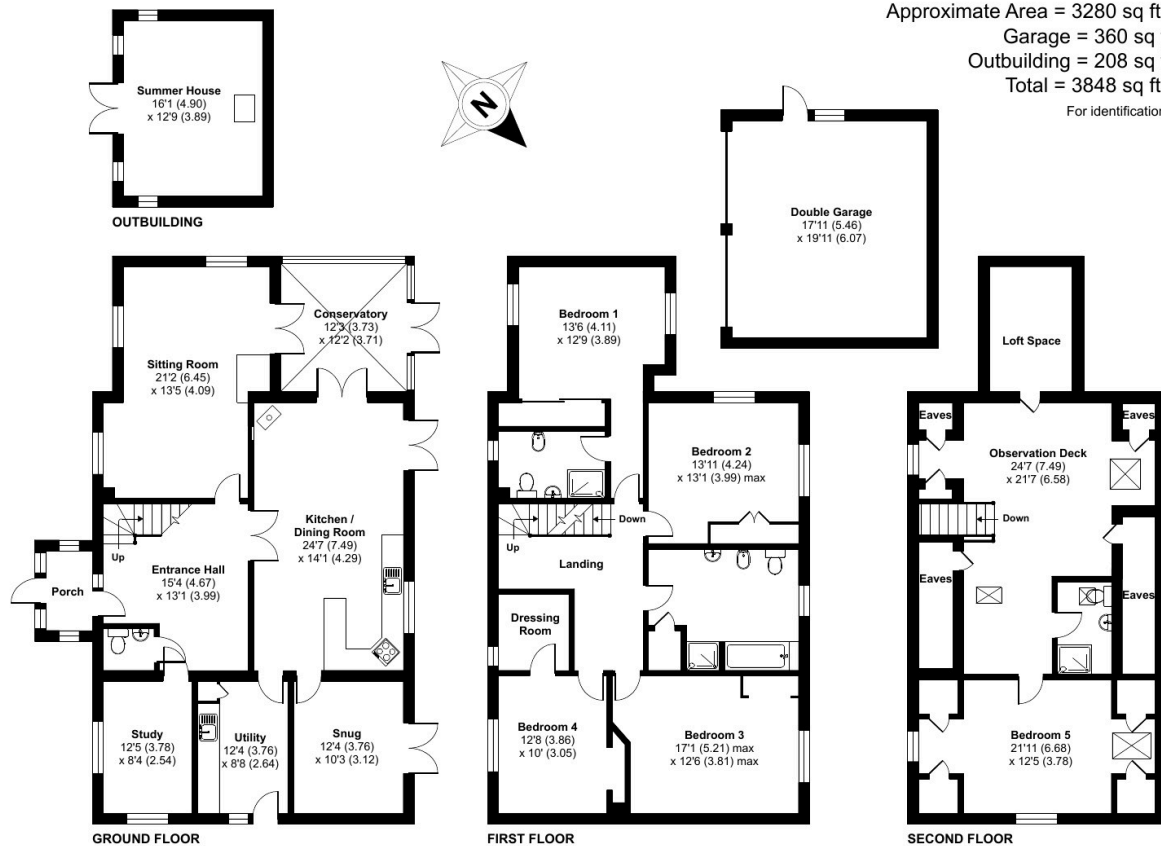
The house is set on a plot of 0.96 acres. To the front is the Old Bedford River, where the owners have a mooring and beyond this the Ouse Washes. There is gravel parking for up to four vehicles and a double garage facility which has a floored attic providing ample storage. The large rear wildlife garden is laid mainly to lawn with areas of natural habitat for birds and creatures great and small. Inside, the house was designed to offer spacious family living and to maximise the location and unique views. The space is impressive, approximately 304 m² / 3280 sqft arranged over three floors with some astounding views. There is an entrance porch, hallway, downstairs toilet, sitting room, study, 7.5 x 4m open plan kitchen/dining room, conservatory, snug and

utility/boot room to the ground floor. On the first floor, four double bedrooms and a family bathroom – the master bedroom having an en-suite. On the second floor is a further en-suite bedroom and large open plan space which is highly versatile, used as observation deck with extensive views to the south-east and north-west. In addition to the oil-fired central heating, two wood-burning stoves, one in the kitchen and one in the living room can provide an alternative source of heat. The current occupiers use logs from pollarded trees from the garden. Nine large solar panels on the roof combined with substantial storage batteries help to keep electricity bills low.

Important Agents Note: The Property is located east of the proposed Anglian Water Fenland Reservoir, a Nationally Significant Infrastructure Project (NSIP) to help meet the growing demands on water supply in the East of England. Whilst not located within the site of the proposed reservoir itself, the Property is located within an area for associated water infrastructure to support the proposed reservoir. The design of the proposed reservoir is under consistent review having undergone its most recent public consultation in August 2024, and maybe subject to change. Formal consent for the reservoir is subject to the passing of a Development Consent Order (DCO) which is currently anticipated in 2028. Further information on the Anglian Water Fenland Reservoir can be found at: <https://fensreservoir.co.uk/about/about-project/>. Should you have any further queries concerning the Fenland Reservoir then please contact the Selling Agents.

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Approximate Area = 3280 sq ft / 304.7 sq m
 Garage = 360 sq ft / 33.4 sq m
 Outbuilding = 208 sq ft / 19.3 sq m
 Total = 3848 sq ft / 357.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Brown & Co. REF: 1229352



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