

£750,000

Station Road, Manea, Cambridgeshire PE15 0HE



BUILDING PLOT



To arrange a viewing call us now on 01354 694900

A rare and exciting opportunity to acquire a SUBSTANTIAL four bedroom DETACHED family home, complete with a SEPARATE BUILDING PLOT benefiting from FULL PLANNING PERMISSION and an extensive WORKSHOP, offering incredible potential for those looking to combine home and business in one location. Set within a FABULOUS PLOT with beautiful mature gardens, this unique property offers spacious and versatile accommodation, ideal for family living. To the side of the property is a separate building plot with full planning permission for a chalet bungalow. A particular feature of this property is the substantial DETACHED WORKSHOP workshop, previously used for vehicle repairs and maintenance, complete with an inspection pit, internal office area and separate store. There is also an outside WC/utility area serving the workshop, making it an ideal space for a variety of business or hobby uses, subject to any necessary consents. Outside, the property enjoys delightful, established gardens with an abundance of mature planting, creating a lovely setting in which to relax and unwind.

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GROUND FLOOR

Porch / Utility
2.88m (9'5") x 1.87m (6'2")
Window to side and entrance door leading in, plumbing for washing machine and space for tumble drier.

WC
1.83m (6') x 1.05m (3'5")
Fitted with a low level wc and hand wash basin.

Kitchen/Breakfast Room
4.38m (14'4") x 3.68m (12'1")
Fitted with a matching range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, space for under counter fridge, single sink and drainer, windows to both rear and side.

Dining Room
4.24m (13'11") x 3.37m (11'1")
Window to side.

Living Room
6.84m (22'5") max. x 4.28m (14'1")
Windows to both side and front, feature fireplace, open to:

Family Room
4.28m (14'1") x 3.37m (11'1")
Window to front, built in bar.

FIRST FLOOR

Bedroom 1
4.20m (13'9") x 3.28m (10'9")
Window to front, fitted wardrobes.

Bedroom 2
3.47m (11'5") x 3.41m (11'2") max.
Window to rear, door into dressing room.

Dressing Room
3.48m (11'5") x 2.14m (7')
Window to rear. Potential for an en-suite subject to any relevant permissions.

Bedroom 3
4.29m (14'1") max. x 3.38m (11'1")
Window to front.

Bedroom 4
3.40m (11'2") x 3.36m (11')
Window to rear.

Bathroom
3.64m (11'11") x 2.07m (6'9")
Fitted with a corner double shower cubicle, corner bath, low level wc and hand wash basin. Window to rear.

OUTSIDE

There is an extensive area to the left side of the property which has planning permission under reference number F/YR24/0996/F for a chalet bungalow.

The garden is laid to lawn with mature shrubs and trees. There is an extensive yard for parking and a separate access for use by the workshop.

Workshop

Office
3.17m (10'5") x 2.01m (6'7")
Window to front, power and light.

Workshop
8.85m (29') max. x 6.31m (20'8")
Corrugated tin roofing throughout with brick base, power and light, sliding door to front, open plan to:

Mechanic Area with Pit
8.19m (26'10") x 13.2m (43'10")
Inspection pit, ramp which is not warrantied, power and light, corrugated tin roof, door to side, open to:

Store Room
8.19m (26'10") x 3.07m (10'1")
Sliding door to rear.

OUTSIDE

Boiler Room / Workshop WC
3.72m (12'2") x 1.94m (6'4")
This houses the oil boiler for the property, has plumbing for a washing machine plus low level wc and hand basin.

FURTHER INFORMATION

Freehold
Fenland District Council tax band E
Energy ratings TBC

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 £66.67 plus VAT per transaction (£80 inc VAT), 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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