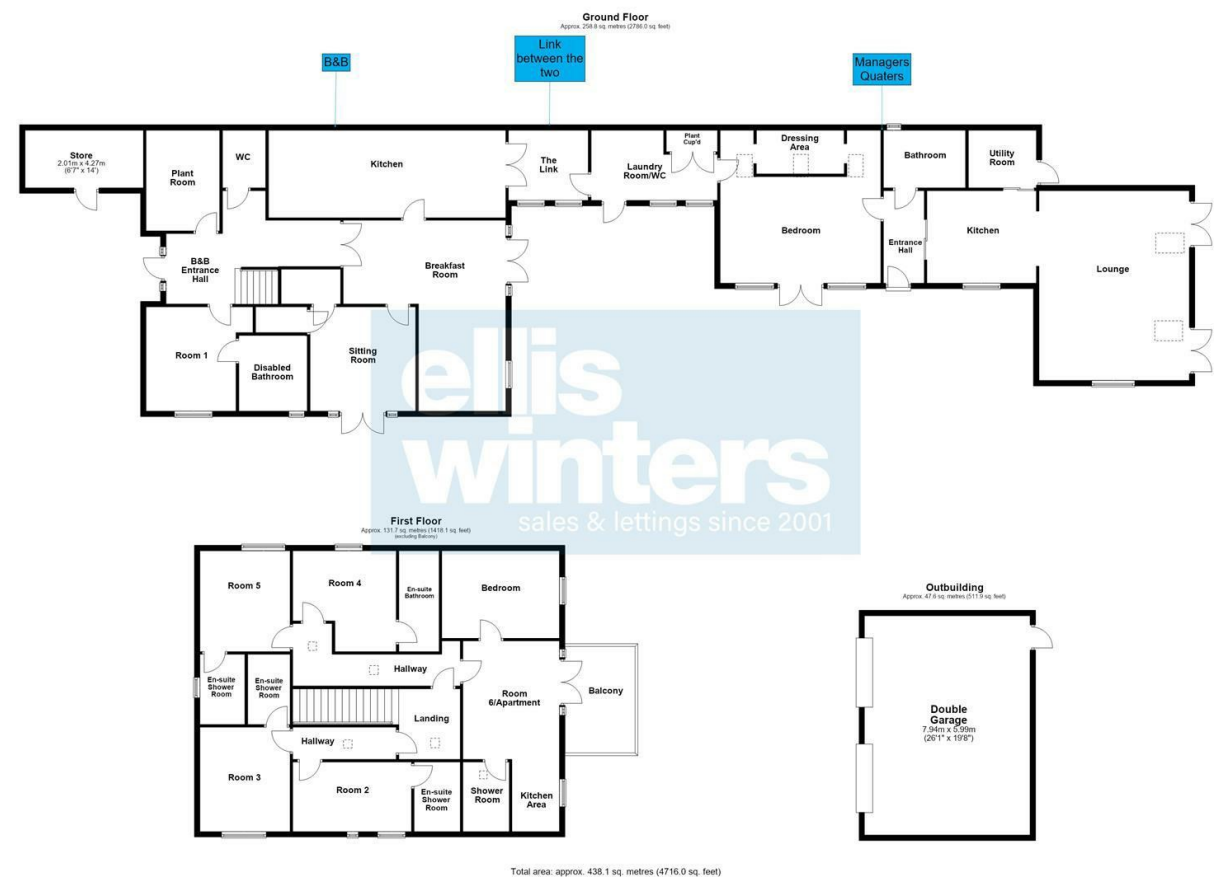




B&B – GROUND FLOOR

B&B Entrance Hall

Plant Room

WC

Kitchen

Breakfast Room

Sitting Room

Room 1

Room 1 Disabled Bathroom

The Link

B&B – FIRST FLOOR

Landing

Hallway

Room 2

Room 2 En-suite Shower Room

Room 3

Room 3 En-suite Shower Room

Hallway

Room 4

Room 4 En-suite Bathroom

Room 5

Room 5 En-suite Shower Room

ROOM 6/APARTMENT

Living Area/Kitchenette

Balcony

Shower Room

Bedroom

MANAGERS QUARTERS

Entrance Hall

Kitchen

Utility Room

Lounge

Bathroom

Bedroom with Dressing Room

Laundry Room/WC

Plant Cupboard

OUTBUILDINGS

Double Garage

Outside Store

OUTSIDE

The property is situated on a plot measuring approximately half an acre which is mainly laid to lawn and planted with a variety of trees, flowers, shrubs and bushes. A large gravel parking area provides ample off road parking and leads to a detached double garage.

FURTHER INFORMATION

Tenure: Freehold

EPC Rating: TBC

Business Rates & Council Tax: B&B has small business rate relief so no rates paid. Managers Quarters is Band A

Heating : Air Source Heating

Drainage: Septic Tank

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 (£80) 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

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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GUIDE PRICE

£800,000

Fen Road

Pidley, Cambs, PE28 3DF

PROPERTY SUMMARY

A substantial property with residential potential, subject to planning

An exciting opportunity to acquire a versatile commercial property on approximately half an acre on the outskirts of Pidley, extending to around 4,204 sq ft, or 4,716 sq ft including the detached double garage. Currently operating as a six-bedroom B&B with substantial managers' accommodation, the property offers scope for buyers to explore potential residential conversion, alternative uses or further development, subject to the necessary planning permissions and consents.

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