

£350,000

The Old Bakehouse, 3 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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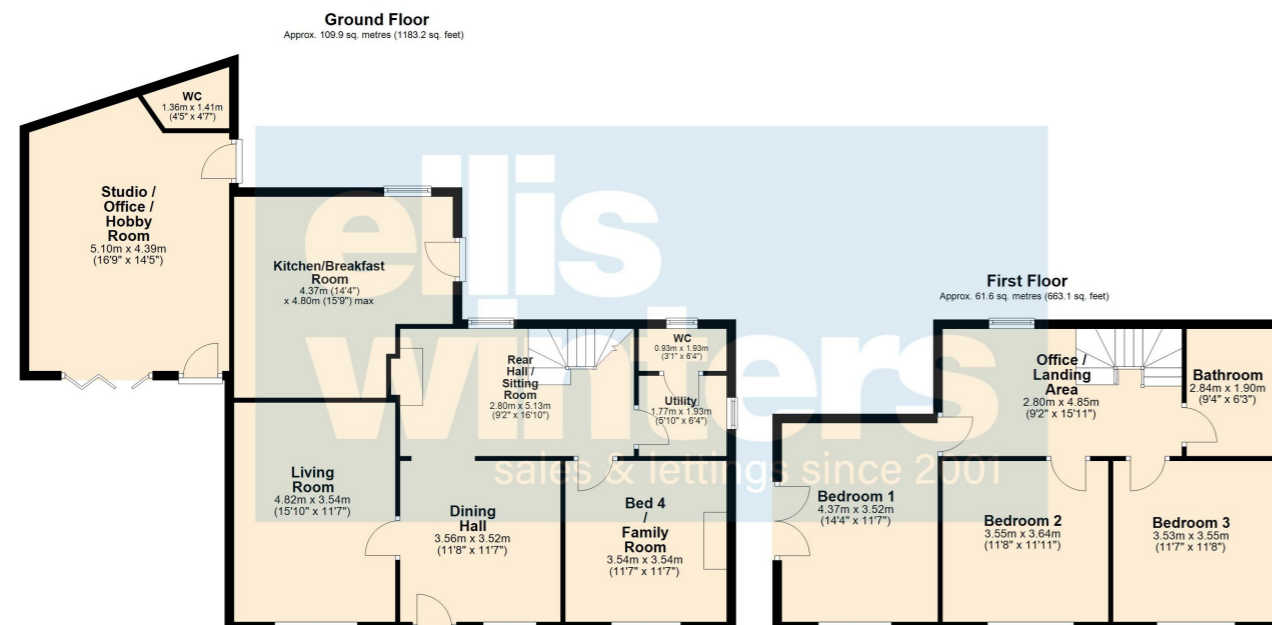
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Total area: approx. 171.5 sq. metres (1846.2 sq. feet)

## 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 £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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