

£475,000

Manea Road, Wimblington, Cambs PE15 0PE



To arrange a viewing call us now on 01354 694900

This gorgeous FOUR BEDROOM DETACHED former farmhouse occupies a lovely plot in a peaceful rural setting, enjoying fabulous open field views to three sides. Beautifully RENOVATED by the current owners, this stunning home offers an abundance of space, character and versatility, whilst still providing further potential to adapt or extend, subject to the relevant permissions.

The generous accommodation includes TWO SEPARATE RECEPTION ROOMS, both featuring LOG BURNING STOVES, creating warm and inviting spaces for relaxing and entertaining. There is also a well-appointed kitchen and separate dining room. Adding to the individual character of the property are two separate staircases providing access to the first floor. The front staircase leads to two double bedrooms, whilst the rear staircase serves two further good size bedrooms and the family bathroom.

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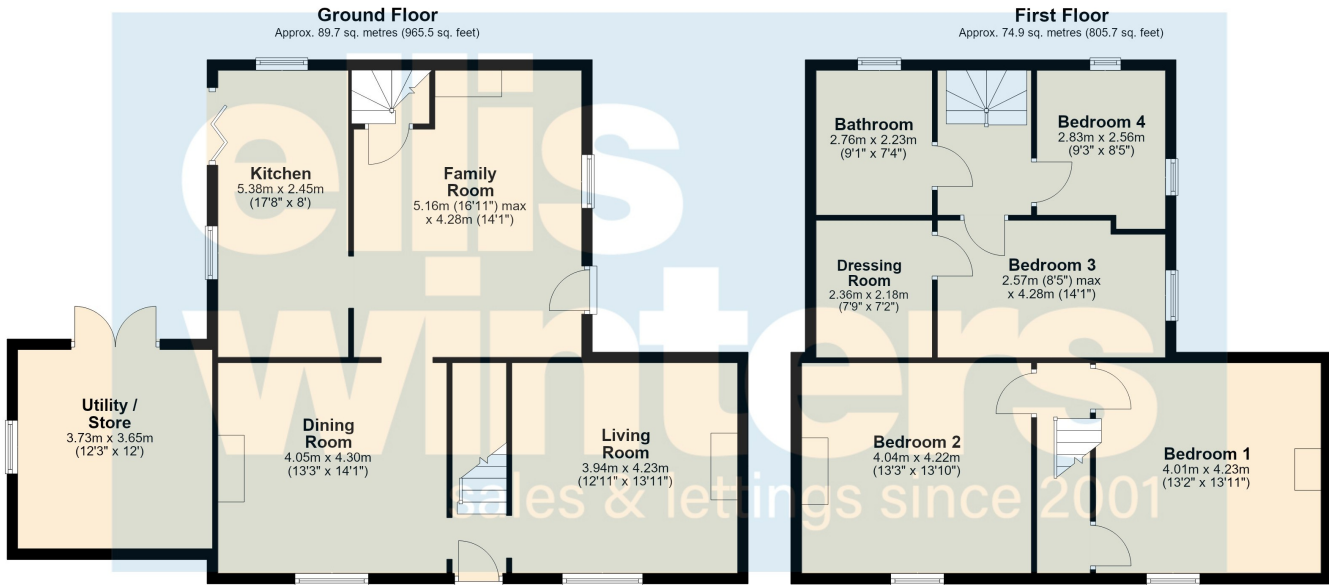
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Ground Floor

Living Room
4.23m (13'11") x 3.94m (12'11")
Window to front, inglenook fireplace housing log burner, under stairs storage cupboard

Dining Room
4.30m (14'1") x 4.05m (13'3")
Feature open fireplace (not used by our sellers) , window to front

Kitchen
5.38m (17'8") x 2.45m (8')
Fitted with a matching range of wall and base units housing range style cooker, plumbing for dishwasher, space for under counter fridge, wooden floor, windows to both side and rear, bi-fold doors out to rear garden

Family Room
5.16m (16'11") max x 4.28m (14'1")
Lovely inglenook fireplace with log burner, exposed beams, wooden flooring, door leading to stairs, window to side and door out to garden

First Floor

Bedroom 1
4.23m (13'11") x 4.01m (13'2")
Vaulted ceiling with exposed beams, window to front, full height storage cupboard and small window to rear

Bedroom 2
4.22m (13'10") x 4.04m (13'3")
Vaulted ceiling with exposed beams and window to front

Bedroom 3
4.28m (14'1") x 2.57m (8'5") max plus 0.20m (0'8") x 0.20m (0'8")
Window to side

Dressing Room
2.36m (7'9") x 2.18m (7'2")
Fabulous for storage also, sloping ceiling

Bedroom 3
2.83m (9'3") x 2.56m (8'5")
Windows to both side and rear

Bathroom
2.76m (9'1") x 2.23m (7'4")
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Fully tiled, mist free mirror, glass shower screen, sloping ceiling and window to rear.

Outside
The front of the property is enclosed by hedging and there is a gravel driveway to one side providing off road parking. There is an additional shared farm driveway to the right side of the property which the seller generally uses which provides access into the garden for parking.

To the rear, the established plot is laid mainly to lawn with a variety of trees and shrubs and a small metal storage unit. There are field views on three sides.

The utility/store room 3.73m (12'3") x 3.65m (12') Fitted with a low level wc and hand wash basin. Plumbing for washing machine, power and light.

Workshop
2.78m (9'1") x 3.17m (10'4") has power and light

Services
Mains electricity and water. Drainage is via a septic tank. Heating is calor gas via bottles.

Agents Note
Since the EPC was carried out the front walls of the property have been internally insulated and a new heating system has been installed.

Tenure Freehold
Council Tax Band C
EPC F

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.

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