



High Street, Earith
£450,000



- Charming Character Property
- Five Generous Bedrooms
- Offered with No Forward Chain
- Double Carport and Off Road Parking
- Sought After Village Location
- Impressive River Views
- Former Bakery with High Street Prominence
- Landscaped, Private Rear Gardens
- Versatile Living Accommodation
- Viewing Highly Recommended

FAQ's

Tenure: Freehold

Postcode for SatNav: PE28 3PP

What3Words Location: harmonica.erupts.things

EPC: D

Council Tax Band: D

Seller's Onward Movements: No Forward Chain

Current Owners Lived in Property: 10 years

Primary School Catchment Area: Earith

Secondary School Catchment Area: Abbey College Ramsey

Water Meter: No

Boiler Replaced: 2015

Loft: Two available, one is boarded with a ladder



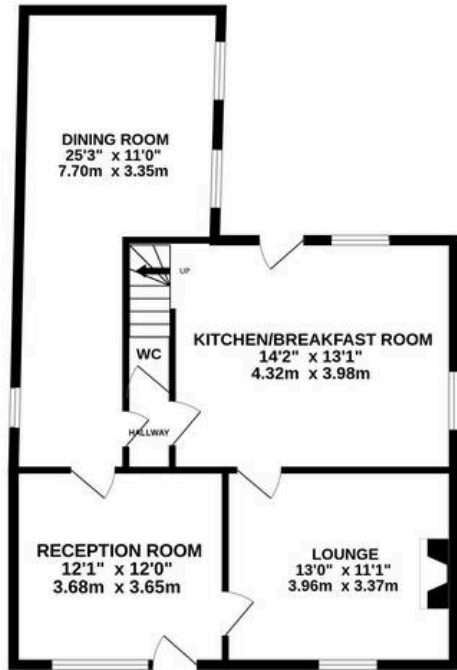


In the heart of most English villages, you'll find a bakery. And in about 1800, this spot was chosen for the Bakery in Earith. Its location is ideal - an easy walk from everything the village has to offer, and in an elevated position. Over the last 220 or so years, the building has evolved into a house that's full of history – yet ready for the future. But ready for whom? You could be a young and growing family. Perhaps you have a need for office or business space – or to accommodate older family members, or those returning from their studies. The Old Bakery provides a uniquely versatile space that is ready to adapt to your needs. Drive in through the double iron gates and the gravel driveway presents a real family-sized off road parking area, as well as a cart lodge/carport and workshop with built in storage. There's plenty of space to store kayaks and paddleboards, ready to slip into the river on a summer's day. Enter the main house through the rear kitchen/breakfast room – recently refitted to a high standard. There is ample storage space, as well as space for a 90cm range cooker and an american fridge/freezer. There's a door to the cosy TV lounge with recently installed log burner. A second door leads to another reception room. Go through to the back of the house – the site of the original cast iron bakery oven. This Victorian marvel makes a real statement at the end of the 25ft dining room which also features exposed brickwork and vaulted ceiling. Upstairs, there are four bedrooms. The two at the rear of the house include the master bedroom with its ensuite facilities, while the front bedrooms offer exceptional views over the River Ouse and the RSPB Ouse Fen Nature Reserve – in which bitterns can sometimes be seen (and frequently heard). Upstairs is completed with a recently refitted family bathroom. The character of this impressive property continues to the rear with a utility room, further reception room, bedroom and bathroom to the first floor and a garden room with views over and double doors providing direct access to the rear garden. There are exposed beams and vaulted ceilings throughout these rooms giving this space an impressive yet homely feel. The garden is laid mainly to lawn but includes vegetable and flower beds with established shrubs. The large patio areas are perfect for enjoying the evening sun, and benefit from complete privacy – perfect for outdoor entertaining or even relaxing in a hot tub! The garden room and rooms above offer great annexe potential (STPP) as well.

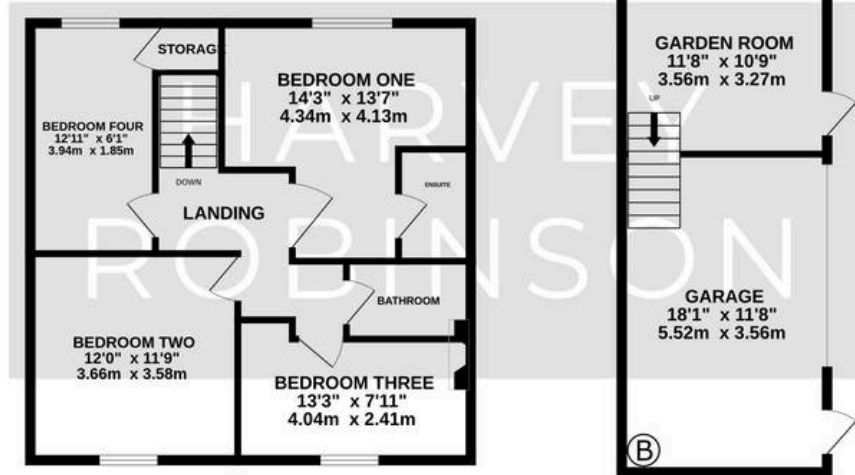
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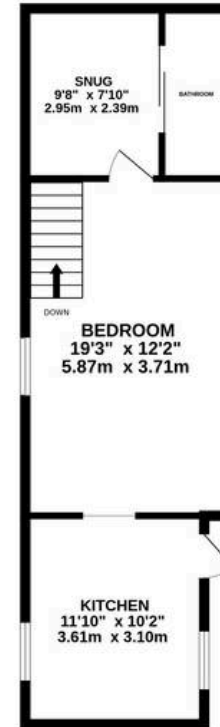
GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



EXTERNAL GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



OUTBUILDING
457 sq.ft. (42.5 sq.m.) approx.

TOTAL FLOOR AREA : 2154 sq.ft. (200.1 sq.m.) approx.

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LOCATION AND AMENITIES

Earith, a historical village mostly in part due to its proximity to the river Great Ouse, can be found just five miles from St. Ives town centre and therefore offers quiet family living just a stones' throw from a town offering shops and amenities. The village itself offers a post office, a barber, a takeaway, and the riverside Crown pub, which is often frequented by those in the village. There is also a preschool and a primary school in the village, with the nearest secondary school being located in Ramsey or Swavesey. There are excellent countryside walks within the village, making the location perfect for dog walkers, young families, or ramblers, while the RSPB wetland nature reserve - one of the largest in the UK - offers stunning countryside walks. For those that prefer life near the water, Hermitage Marina is just a short distance away from the property and is home to many leisure boats, and the river offers additional amenities via motor boating, a rowing club, kayaking, or paddleboarding, just to name a few. Earith offers great access to the guided bus in St Ives or Longstanton, which offers a direct route to Cambridge in just over half an hour, and train stations offering fast rail connections can be found in both Ely and Huntingdon, with Kings Cross just 50 minutes away by train. By car, Cambridge can also be accessed in just over half an hour, while the historic city of Ely is just 11 miles away and can be accessed in around 20 minutes. Nearby St. Ives has a huge amount to offer homebuyers and great local amenities. In St. Ives, you will find plenty of shops and great restaurants in the area, as well as some local supermarkets.





Harvey Robinson St Ives

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