



18 Mill Lane, Yarwell, Stamford, PE8 6ET

 **NEWTON FALLOWELL**

2 2 1

## Key Features

- Lovely Omar Harrington lodge
- Two well balanced double bedrooms
- Two modern bathrooms
- Open plan lounge/diner
- Gorgeous field views
- Off road parking for two vehicles
- Wrap around landscape garden
- Modern kitchen with utility room
- EPC Rating Exempt
- Leasehold

£165,000





Presenting a truly stunning and professionally designed two-bedroom detached Omar Harrington Lodge, nestled within the highly sought-after Yarwell Mills. Embracing the serene beauty of open field views, this exquisite lodge offers an idyllic setting to revel in tranquillity and relaxation. Boasting impeccable craftsmanship and thoughtful features, this remarkable residence comprises two well-balanced bedrooms, two modern bathrooms, an inviting open plan lounge/diner, a sleek kitchen with a utility room, a convenient double driveway, and beautifully landscaped gardens, all with breathtaking views.

Upon entering this luxurious lodge, you are warmly welcomed by an inviting entrance hall that effortlessly connects the living spaces, the serene bedrooms, and the stylish family bathroom. The large and airy living room embraces natural light, exuding an L-shaped layout that allows for a spacious dining area. New flooring and air conditioning unit create an optimal comfort. Adjacent to the dining space, the modern kitchen awaits, boasting an array of elegant units and integrated appliances, while a separate utility room adds convenience to daily living.

Both well-proportioned double bedrooms are thoughtfully equipped with built-in wardrobes, offering ample storage solutions. Bedroom one further delights with a practical dressing area and a luxurious three-piece en suite, complete with a walk-in shower. The family bathroom is a modern oasis, fully tiled and features a sophisticated vanity area.

The outdoor spaces of this enchanting lodge are equally mesmerizing. Step onto the composite decking, a charming retreat to unwind and revel in the natural beauty of Yarwell. The meticulously landscaped garden wraps around the lodge, boasting a delightful patio seating area and a lush lawn, all adorned with mature borders, creating a private haven with uninterrupted views of the picturesque Yarwell surroundings.

To the front of this exquisite property, two block-paved driveways graciously accommodate off-road parking for two vehicles. A practical shed further enhances the convenience, providing ample storage for your belongings.

Experience the epitome of luxury living in this remarkable Omar Harrington Lodge, where elegance meets natural splendour. Indulge in the peaceful allure of Yarwell Mills and savour the beauty of the picturesque surroundings. This home presents an exceptional opportunity to embrace a lifestyle of serenity and sophistication





Entrance hall 3.97m x 5.05m (13ft x 16.6ft)

Lounge diner 4.5m x 5.73m (14.8ft x 18.8ft)

Kitchen 2.89m x 2.77m (9.5ft x 9.1ft)

Utility 1.74m x 1.7m (5.7ft x 5.6ft)

Bedroom one 3.2m x 2.78m (10.5ft x 9.1ft)

Dressing room 2.94m x 1.03m (9.6ft x 3.4ft)

Ensuite 2.74m x 1.11m (9ft x 3.6ft)

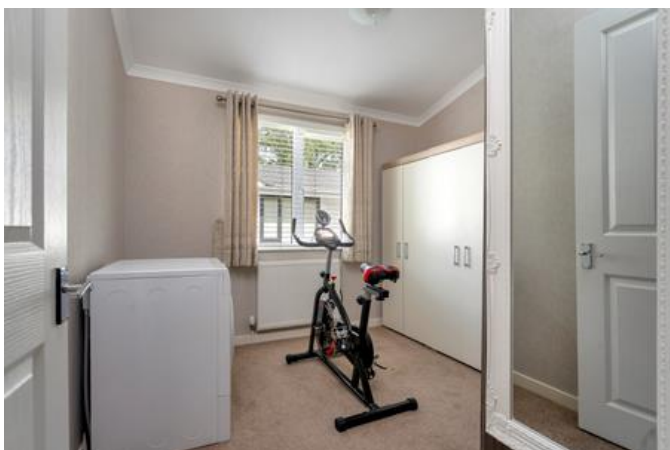
Bedroom two 2.8m x 2.78m (9.2ft x 9.1ft)

Bathroom 2.28m x 1.7m (7.5ft x 5.6ft)

#### Agent Note

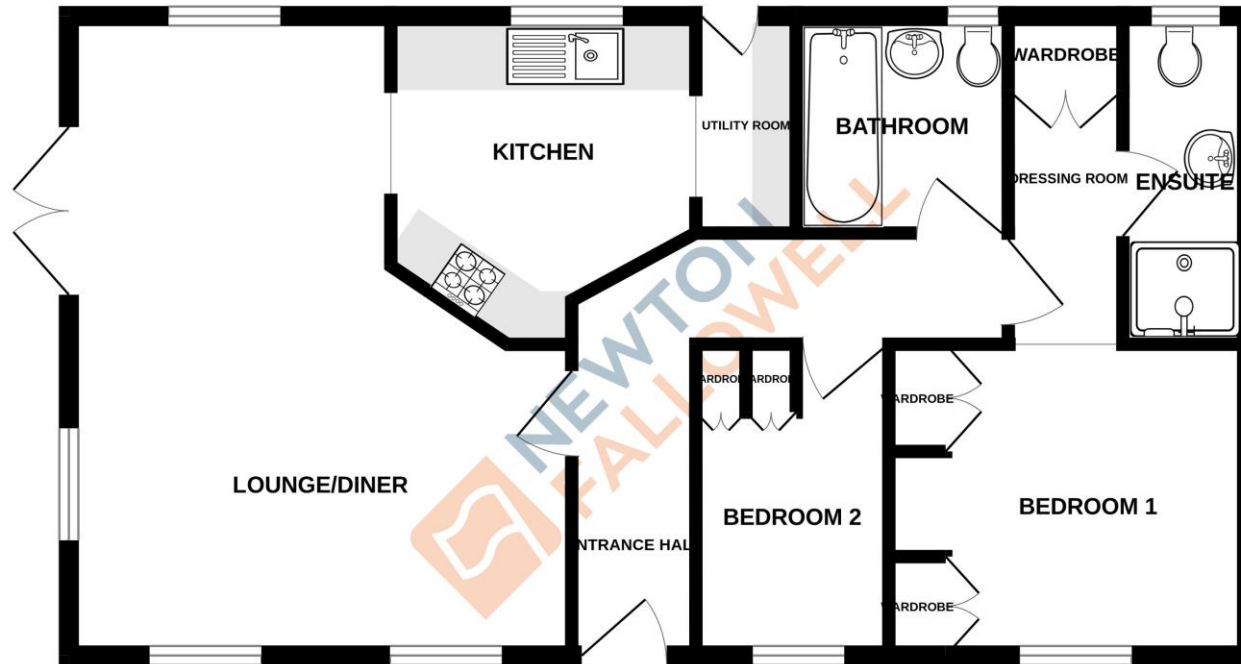
Lease length in perpetuity

Service charge is £295.43pm which includes water bill





GROUND FLOOR  
650 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**COUNCIL TAX INFORMATION:**

Local Authority: East Northamptonshire Council  
Council Tax Band: A

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.