



**Waters View, Yarwell Mill,
Yarwell, PE8 6EU**

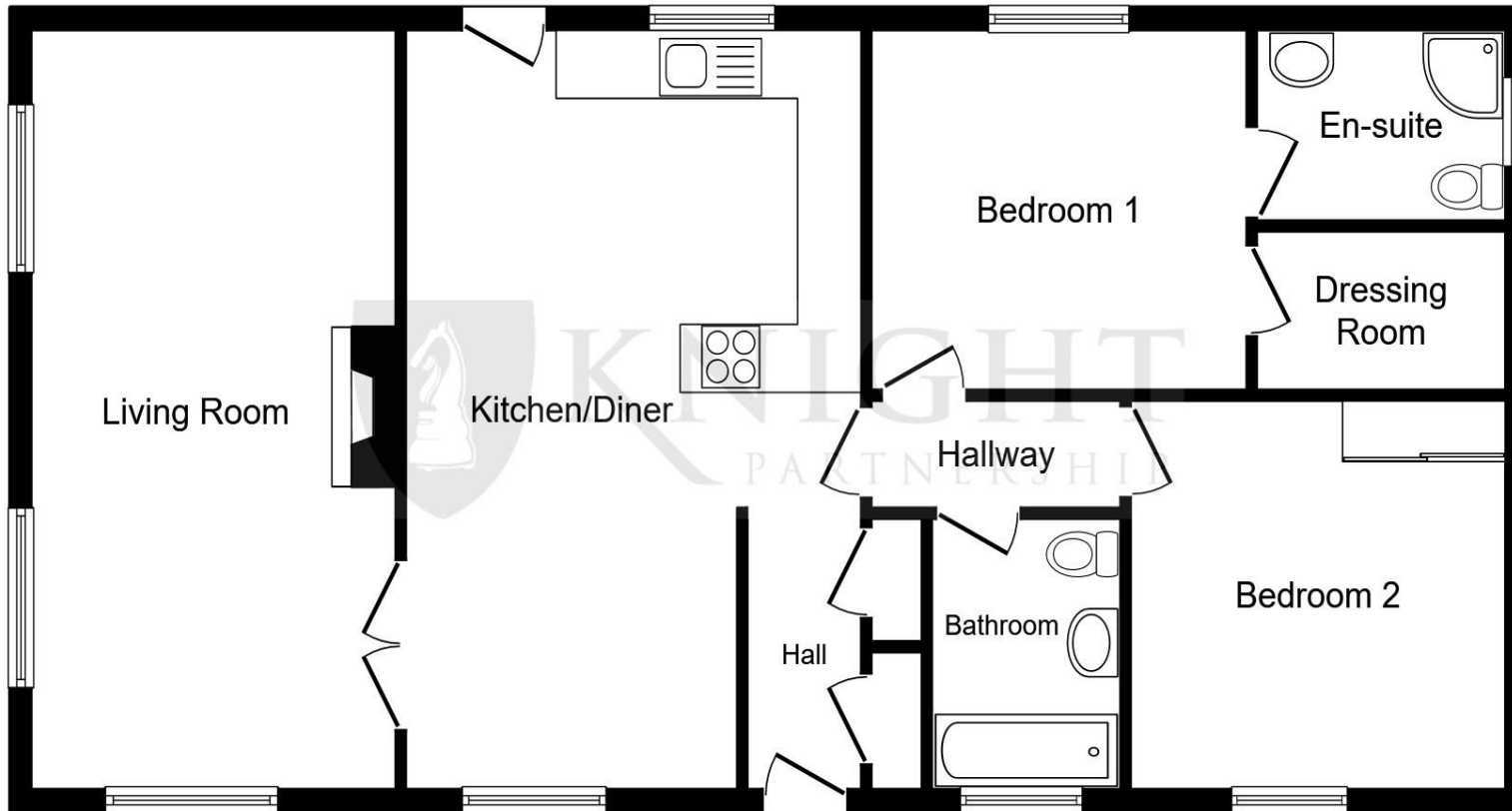


KNIGHT
PARTNERSHIP

Welcome to **Yarwell Mill**

This immaculately presented country lodge is positioned on a corner plot in the over 55's development of Yarwell Mill with lovely views over the river. Situated on the outskirts of the village of Yarwell with Peterborough & Stamford easily accessible for amenities, and offers lovely country walks.





Kitchen Area

9' 3" x 13' 3" (2.82m x 4.04m)

Dining Area

8' 11" x 9' 10" (2.72m x 3.00m)

Living Room

19' 2" x 10' 2" (5.84m x 3.10m)

Bedroom One

10' 4" x 9' 2" (3.15m x 2.79m)

En-Suite Shower Room

4' 10" x 6' 5" (1.47m x 1.96m)

Bedroom Two

9' 4" x 9' 3" (2.84m x 2.82m)

Bathroom

6' 1" x 5' 6" (1.85m x 1.68m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Yarwell Mill

- Lovely Country Location
- Stunning Views
- Immaculately Presented Lodge
- Two Bedrooms
- En-Suite Shower Room To Main Bedroom
- Kitchen Dining Room
- Driveway

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch.

£220,000

The lodge offers accommodation briefly comprising: Spacious kitchen dining room fitted with a range of units and integrated appliances and two storage cupboards with access to the garden. The lounge has dual aspect windows letting in plenty of light in with a feature fireplace and has fantastic views of Yarwell Mill.

The main bedroom has a walk-in wardrobe/dressing room and an en-suite shower room, and the second bedroom which is also a double room has a built-in wardrobe. Additionally there is a family bathroom.

Outside to the front is a driveway for off road parking for one vehicle and a mature garden. The rear garden has been beautifully landscaped with an array of shrubs, flowers and various seating areas to enjoy the surroundings.

There are various event nights held, a cafe on site and river access for fishing and paddle boarding.



Please note the marker reflects the postcode not the actual property

 01780 765060

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 knightpartnership.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



KNIGHT
PARTNERSHIP

Property Ref:
SMD104407 - 0002