



2 Yarwell Mill  
Yarwell, PE8 6ET



**Simpson West**



Being perfectly situated within the much sought after tranquil village of Yarwell is the Yarwell Mill development, which sits within a beautiful surrounding of 27 acres of attractive green space and is exclusive to the over 50's, providing ideal retirement living, is this stunning Park Lodge is presented in outstanding condition throughout which will only be appreciated by visiting the property and setting. Backing on to fields which affords considerable privacy, this deceptively spacious home provides accommodation to include a reception hall, living/dining room, a refitted kitchen with integrated appliances and a separate utility room, two bedrooms both boasting fitted furniture and with the master enjoying en-suite facilities and dressing area, there is also a separate bathroom. Outside, there is an attractive frontage, complimented by a balcony that continues to one side and is a perfect place to appreciate views over the River Nene. A driveway provides OFF ROAD PARKING for up to three vehicles, with lawn set to both sides of the property and well-maintained borders which are stocked with a variety of established greenery. Yarwell is a sought-after small village in East Northamptonshire, about 10 miles West of Peterborough and close to the A1, as well as Oundle, Kettering and Corby which also provide vast transport links. The village has a primary school, the Angel Inn public house, a village hall and about 130 homes. It is also a popular destination for walkers and cyclists, who can explore the surrounding countryside and enjoy the stunning views, with a range of restaurants and other amenities close by.

Ground Rent - £335.01 per annum (includes water and drainage).

Upon completion of the sale of this property, there will be a 10% site fee to be paid to the site office payable by the buyer.

Council Tax Band B.

£185,000



2



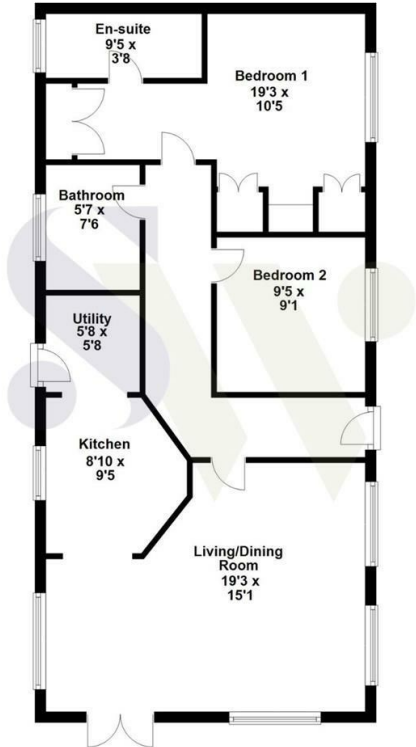
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Ground Floor



Floor plan not to scale - for guidance purposes only.  
Floor plan created by Simpson West for their use.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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