



## 4 Manor Courtyard

Wennington, Cambs, PE28 2LX

elliswinters & co

Exclusive & New Homes



# Welcome to

## 4 Manor Courtyard

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### Accommodation Summary

Ellis Winters are delighted to offer this unique barn style home located in Manor Courtyard a small re-development of four homes with open far reaching views in the tranquil hamlet of Wennington.

The heritage of the original barn has been sympathetically considered throughout the build with reclaimed imperial bricks, feather edge cladding and slate roof tiles enhancing the overall external appearance of this remarkable home. Internally superb attention to detail is evident with the property offering stunning vaulted ceiling, open plan living space with high quality fitted kitchen and appliances, three bedrooms and three luxury fitted bathrooms.

In line with modern day needs the property benefits from BT open reach ultra-fast fibre broadband and is heated by air source heat pump supplying underfloor heating with Positive Impact ventilation system and an electric flame effect wood burner located in the lounge.

The whole development has been thoughtfully landscaped throughout with the property benefiting from a lawned garden with patio seating area, all enclosed by 'Hit & Miss' Picket and Stock proof fencing. Two parking spaces are included with the property with one benefiting from a Rolec EV charging point.

A 10 year FMB build assure guarantee is offered with this remarkable home.

Wennington is just one mile from Abbots Ripton which offers local primary school, village shop and recently refurbished pub/restaurant. The A1 and A14 giving access to Cambridge, Huntingdon and Peterborough are approx. 15 minutes drive and the mainline station at Huntingdon gives an excellent service to London with regular modern trains to Kings Cross and St Pancras stations.

### Ground Floor

Front entrance door to:

#### Porch

Double glazed window to front, double glazed window to side, fitted storage cupboards, tiled flooring with under floor heating, ceiling spotlights.

#### Hall

Tiled flooring with under floor heating, ceiling spotlights, stairs leading to first floor.

#### Kitchen/Dining/Lounge Area 7.33m (24'1") x 6.12m (20'1")

Fitted with a matching range of base and eye level units with Quartz stone worktop space over, in-set sink with mixer tap, integrated fridge/freezer, integrated dishwasher, range oven with induction hob and extractor hood over, double glazed window to rear, two double glazed windows to side, double height vaulted ceiling to kitchen/dining area, electric flame effect wood burner to lounge area, double doors opening to garden.

#### Utility Room 1.80m (5'11") x 1.30m (4'3")

Plumbing for washing machine, double glazed window to front.

#### Bedroom 3 3.61m (11'10") x 2.74m (9')

Double glazed window to rear, under floor heating, ceiling spotlights.

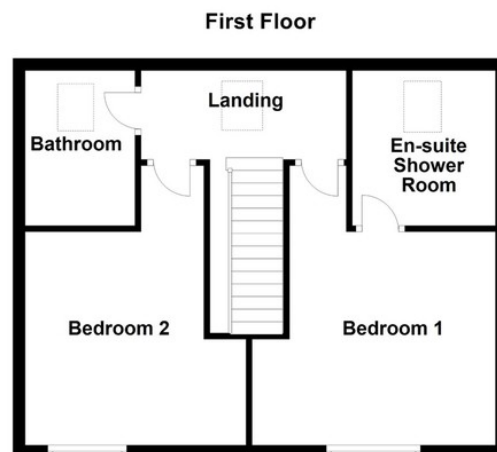
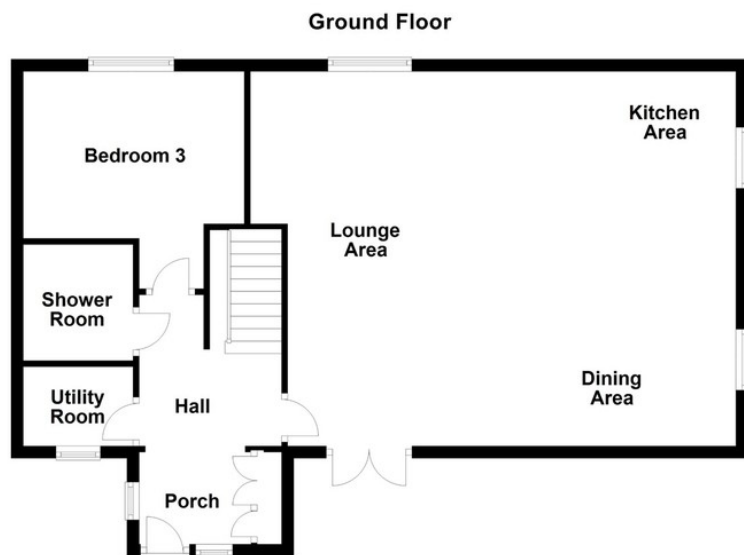
#### Shower Room

Fitted with a three piece suite comprising, a double shower enclosure with rainfall shower over, a wash hand basin, and a low-level WC, heated towel rail, extractor fan, tiled splashbacks, tiled flooring with under floor heating, ceiling spotlights.

#### First Floor Landing

Skylight, under floor heating, vaulted ceiling.





**Bedroom 1 4.08m (13'4") max x 3.47m (11'5")**

Double glazed window to front, under floor heating, ceiling spotlights.

**En-suite Shower Room**

Fitted with a three piece suite comprising, a double shower enclosure with rainfall shower over, a wash hand basin, and a low-level WC, heated towel rail, extractor fan, tiled splashbacks, skylight, tiled flooring with under floor heating, ceiling spotlights, vaulted ceiling.

**Bedroom 2 3.61m (11'10") max x 3.50m (11'6")**

Double glazed window to front, under floor heating, ceiling spotlights.

**Bathroom**

Fitted with three piece suite comprising, a bath with shower over, a wash hand basin and a low-level WC, tiled splashbacks, heated towel rail, extractor fan, skylight, airing cupboard, tiled flooring with under floor heating, ceiling spotlights, vaulted ceiling.

**Outside**

The garden is mainly laid to lawn with a patio seating area and planted flower beds enclosed by 'hit & miss' and picket fencing. The property also benefits from two allocated parking spaces, a Rolec EV charging point, a bike store and bin store.

**Agent Notes**

1. Internal photos have been taken from plot 2 and are being used for representational purposes only.
2. All floor coverings are included within the asking price.
3. The development benefits from two visitor parking spaces.
4. Internal measurements were taken before completion and could change before completion.

**EPC RATING - B**



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Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

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