



## Main Street, Yarwell

This beautifully restored, 3 bedroom, period property located in Yarwell showcases timeless character features including stone walls throughout and exposed wooden beams.

### FEATURES

- Beautiful Stone-Built Period Home
- Exposed Stone Walls and Wooden Beams
- Three Comfortable Bedrooms
- Generous Rear Garden
- Off Road Parking & Garage
- Mainline Trains to London from Nearby Peterborough







## ACCOMMODATION

Forming part of the attractive street scene in the sought-after riverside village of Yarwell, this delightful character stone cottage is full of charm and original features. The ground floor has a welcoming reception room with exposed beams and a striking inglenook stone fireplace housing a log burner. The heart of the home is the farmhouse-style dining kitchen, with painted cabinetry, generous counter space, and warm wooden flooring. A standout feature is the classic cream AGA set into a large stone inglenook fireplace, enhancing the authentic country feel.

An adjoining externally accessed study provides a flexible space – perfect for a home office, hobby room, or snug. A rear hallway offers a cloakroom and practical storage. Notably, planning permission has been passed for a two-storey extension, giving future scope to expand the main accommodation. There's also potential for a separate plot, subject to local authority planning approval.

Upstairs continues the cottage charm with exposed beams and stonework throughout. The principal bedroom enjoys a large mullion stone fireplace and mullion-surround windows, offering a timeless aesthetic. Two further bedrooms provide flexible family or guest accommodation, serviced by a well-appointed family bathroom.

To book a viewing call our area experts

[www.mooresestateagents.com](http://www.mooresestateagents.com)

Moores Property Hub 01572 757979 | Moores Move to the Country 020 301 11361  
 Melton 01664 491610 | Uppingham 01572 821935 | Stamford 01780 484555  
 Grantham Meet & Greet 01476 855618 | Peterborough Meet & Greet 01733 788888  
 A1 Meet & Greet Stoke Rochford | [office@mooresestateagents.com](mailto:office@mooresestateagents.com)





## EXTERNAL

Externally, the property features a generous and beautifully designed garden, well planted with mature beds and borders, and a patio area ideal for entertaining or quiet enjoyment. A converted outbuilding currently used as an office offers further versatility and could be integrated into the main accommodation. A good-sized driveway provides ample off-road parking, and the garden's size and layout add to the property's sense of privacy and opportunity.

Set in the picturesque village of Yarwell, this property combines peaceful rural living with excellent transport links. The village enjoys a strong community, riverside walks, and countryside surroundings, while the A1 and A47 are within easy reach, and mainline trains to London run from nearby Peterborough, making it ideal for commuters or those seeking a tranquil retreat within reach of the city.

To book a viewing call our area experts

[www.mooresestateagents.com](http://www.mooresestateagents.com)

Moores Property Hub 01572 757979 | Moores Move to the Country 020 301 11361  
 Melton 01664 491610 | Uppingham 01572 821935 | Stamford 01780 484555  
 Grantham Meet & Greet 01476 855618 | Peterborough Meet & Greet 01733 788888  
 A1 Meet & Greet Stoke Rochford | [office@mooresestateagents.com](mailto:office@mooresestateagents.com)



## Main Street, Peterborough, PE8

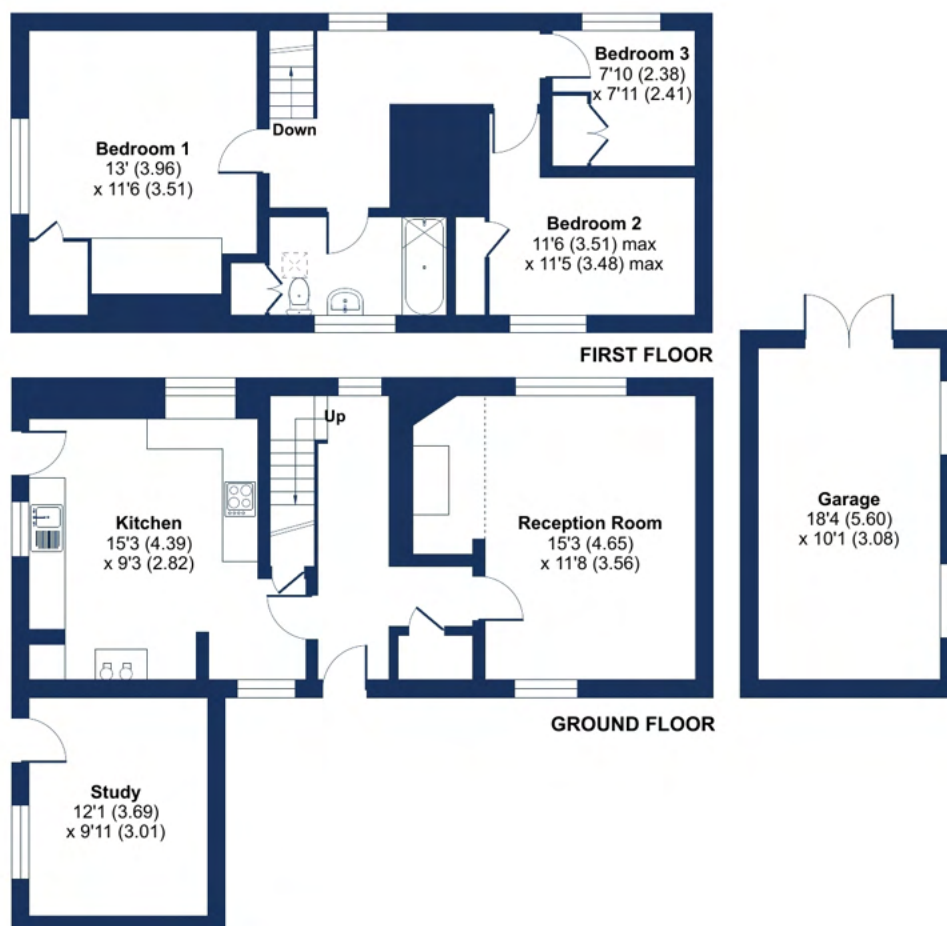
Approximate Area = 1144 sq ft / 106.3 sq m

Garage = 186 sq ft / 17.3 sq m

Outbuilding = 120 sq ft / 11.1 sq m

Total = 1450 sq ft / 134.7 sq m

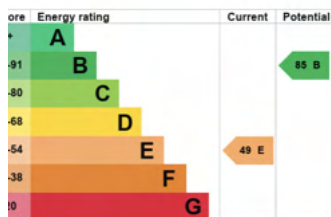
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Moores Estate Agents. REF: 1304648



### EPC RATING



### To book a viewing call our area experts:

Moores Property Hub  
Moores Move to the Country  
Melton  
Uppingham  
Stamford  
Grantham Meet & Greet  
Peterborough Meet & Greet  
A1 Meet & Greet Stoke Rochford

01572 757979  
020 301 11361  
01664 491610  
01572 821935  
01780 484555  
01476 855618  
01733 788888

### Follow us for Property Updates



@mooresestateagents



@mooresestatepropertyhub

For short, informative videos on our areas, please click here: <https://mooresestateagents.com/minute-guides/>

Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.