

Old Norwich Road | Yaxley | Eye | IP23 8BH

## Price Guide £875,000



## Key features

- Grade II Listed Farmhouse
- 2 Barns with PP for conversion to 2 detached homes
- Approx 3.87 acres
- Village Location
- Picturesque Lake
- Development potential
- Huge potential









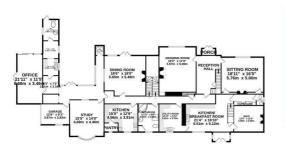
## Description

An imposing and substantial Grade II Listed farmhouse in need of updating in 2.69 acres

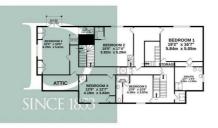
## Directions







GROUND FLOOR 3540 sq.ft. (328.9 sq.m.) approx. 1ST FLOOR 2366 sq.ft. (219.9 sq.m.) approx



2ND FLOOR 320 sq.ft. (29.7 sq.m.) approx.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stores 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. Made with Metropic @2022.

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		U Directiv 002/91/E0	



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