



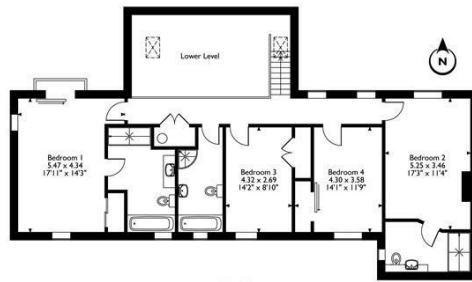
**MANOR FARM**  
APETHORPE, PE8 5DP

**£830,000**  
**FREEHOLD**

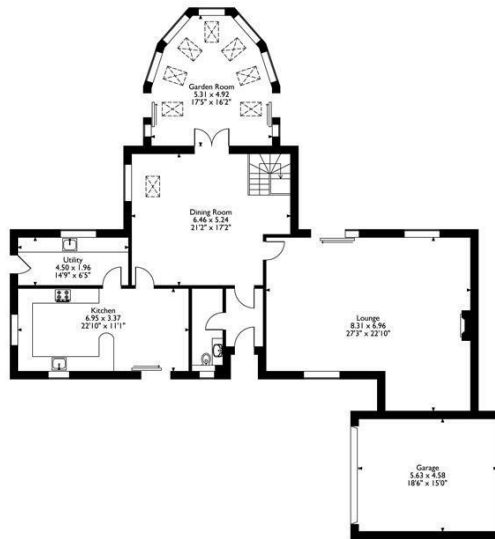
A GREAT FAMILY HOME WITH SPACIOUS ACCOMMODATION, PRIVATE GARDEN & BEAUTIFUL RURAL VIEW, IN A PRIME CONSERVATION VILLAGE

**Woodford & Co.**

PROPERTY CONSULTANTS & AUCTIONEERS



First Floor



Ground Floor

Total Approx Gross Internal Floor Area = 282 Sq/m - 3036 Sq/ft  
 FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE - REF = 8617468 - © www.homeplansep.co.uk 2016



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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