



Total area: approx. 127.0 sq. metres (1366.9 sq. feet)

#### Ground Floor

Porch

Lounge/Dining Room  
8.53m (28') x 4.80m (15'9")

Reception Hall  
3.30m (10'10") x 2.39m (7'10")

Refitted Kitchen  
3.87m (12'8") x 2.39m (7'10")

#### First Floor

Landing

Bedroom 1  
4.75m (15'7") x 4.42m (14'6")

Bedroom 2  
4.75m (15'7") x 3.83m (12'7")

Refitted Four Piece Bathroom

#### Outside

To the front of the property there is an open plan garden laid mainly to lawn with a mature tree and hedged border. There is a tandem length driveway for two vehicles that leads to a garage with power and light connected. To the rear of the property there is an enclosed garden that is split level in design, with a paved patio seating area, mature planted borders with various trees, shrubs and plants, and gated access to the side.

#### Further Information

Tenure: Freehold  
Council Tax Band: D  
EPC Rating: N/A due to the property being Grade II Listed  
Agents Note: The property has right of access over the shared driveway to their own driveway and garage

#### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

#### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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#### OFFICE ADDRESS

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

#### OFFICE DETAILS

01480 388888  
infostives@elliswinters.co.uk



**£425,000**

**Mill Farm House**

Wistow, Cambs, PE28 2QQ

## PROPERTY SUMMARY

A stunning Grade II Listed semi-detached home in an idyllic village location. This superb property offers an appropriate blend of modern and original features throughout, including a refitted kitchen with integrated appliances, and a refitted four-piece bathroom, exposed beams throughout and a feature fireplace with a wood burning stove. There is a large lounge/dining room, two double bedrooms with fitted wardrobes, and built in storage, an enclosed rear garden which has a split-level design, a tandem driveway for two vehicles and a single garage. A viewing comes highly recommended to appreciate the quality, character and charm of this wonderful home.

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