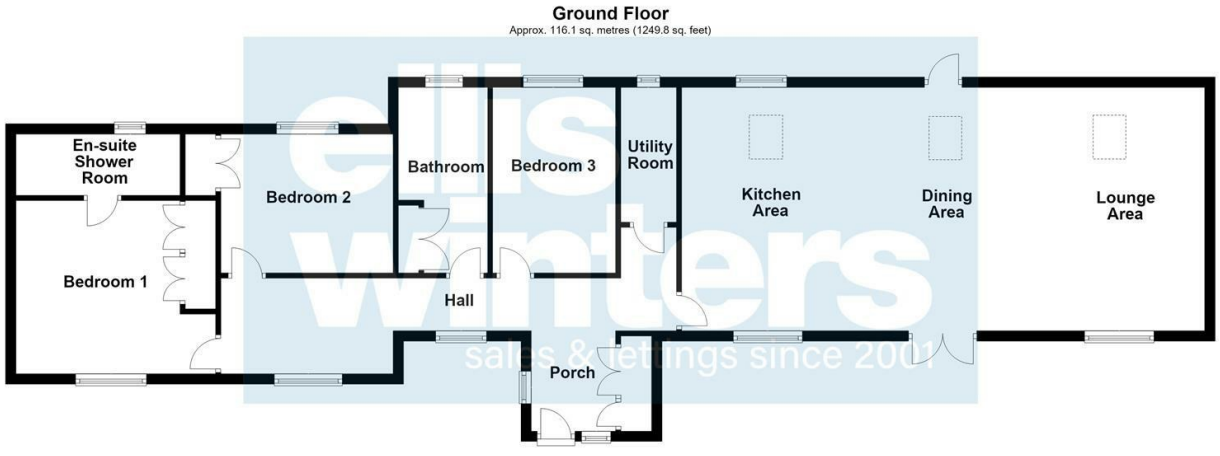

Total area: approx. 116.1 sq. metres (1249.8 sq. feet)

Ground Floor

Porch

Hall 8.96m (29'5") x 1.88m (6'2")

Open Plan Kitchen /Dining /Lounge Area
10.28m (33'9") x 4.80m (15'9")

Utility Room
2.66m (8'9") x 1.09m (3'7")

Bedroom 1
3.93m (12'11") max x 3.41m (11'2")

En-suite Shower Room
3.23m (10'7") x 1.21m (4')

Bedroom 2
3.39m (11'1") x 2.74m (9')

Bedroom 3
3.66m (12') x 2.42m (7'11")

Bathroom
3.66m (12') x 1.76m (5'9")

Outside
Set in a small courtyard of 4 properties, a neatly gravelled path and landscaped borders with a central shrub and flower bed leads to the front of the barn. The front garden is mainly laid to lawn and enclosed with a neat picket fence and gate, further benefiting from a patio seating area, a timber shed and mature shrubs and plants bordering the entrance porch. The enclosed rear garden benefits from field views and is largely laid to lawn with two fruit trees. Two designated parking spaces can be found a short walk from the property with an EV charger point and a residents bin store.

Heating Type: Air Source Heat Pump, Under Floor Heating throughout

Agent Notes - The Communal areas are managed through Manor Courtyard Wennington Ltd, owned equally by four households. There is currently no fixed service charge. Please speak to our office for further information.

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 £66.67 plus VAT (£80) 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.

Further Information
Tenure: Freehold
Council Tax: D
EPC: C

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OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk



GUIDE PRICE

£550,000

Manor Courtyard

Wennington, , PE28 2LX

PROPERTY SUMMARY

** GUIDE PRICE £550,000-£575,000 **
A beautifully presented, modern barn conversion set in the tranquil hamlet of Wennington. Arranged over a single floor, and benefitting from approximately 1249sq.ft of accommodation, this home offers a stunning 33ft. open plan kitchen/dining/living space with a vaulted ceiling, Velux windows and access to both garden spaces. The kitchen offers AEG, Neff and Miele fitted appliances, a generous kitchen island and a feature wood burning stove complete the living space. Three double bedrooms, two with fitted bespoke wardrobes can be found at the opposite side of the property, an en-suite serves bedroom one and family bathroom sits in-between bedrooms two and three. A separate oversized utility room and further bespoke storage completes the entrance porch. Outside, the rear garden offers established fruit trees and lawn area with an outlook over fields. The front garden benefits from a patio space ideal for enjoying the peaceful location, lawn area and mature shrubs and plants. Two designated parking spaces with an EV charger are set a short walk from the front of the property. Offered with No Onward Chain, a viewing of this home is highly recommended to appreciate the generous size and finish of this home.

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