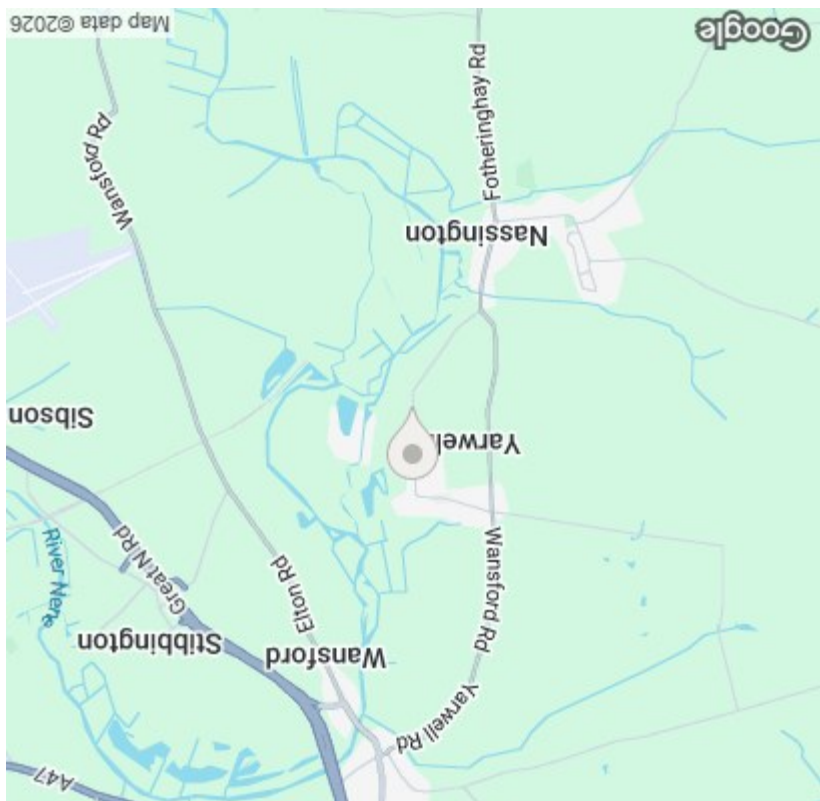


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

**Viewing**

**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**Yarwell Mill**

Yarwell, Peterborough, PE8 6FN

**£170,000 - Leasehold , Tax Band - A**



# Yarwell Mill

Yarwell, Peterborough, PE8 6FN

Set within the highly desirable Yarwell Mill development, this stunning park home offers modern, easy living in a peaceful and picturesque setting with excellent access to Stamford, Peterborough and Oundle. Beautifully arranged throughout, it features bright, well-designed living spaces, two comfortable bedrooms including a master with en-suite, and attractive outdoor areas with a balcony, lawned garden, off-road parking and a storage shed—making it an ideal choice for those seeking comfort, convenience and a superb lifestyle location.

This beautifully presented park home at the highly sought-after Yarwell Mill development offers an impressive blend of modern comfort, practical layout, and peaceful surroundings, all within easy reach of Stamford, Peterborough and Oundle. Stepping inside, you are welcomed into a bright entrance hall that forms the central hub of the home, leading first to the spacious living room on one side, a warm and inviting space ideal for relaxing or entertaining, with direct flow through to the contemporary kitchen-diner, which features generous work surfaces, modern fittings and convenient access to the utility room. The utility room provides a practical transition space with its own external door, perfect for everyday use. Moving back through the hallway, you'll find the main bathroom, thoughtfully positioned and well-appointed, before reaching the two bedrooms. Bedroom Two is a comfortable and versatile room suitable for guests, hobbies or home office use, while the master bedroom offers a calming retreat with its own dedicated wardrobe area and a stylish en-suite shower room, creating a private and luxurious feel. Externally, the home continues to impress with a lovely balcony seating area overlooking the lawned garden, ideal for enjoying the tranquility of the development, along with off-road parking and a useful storage shed. Together, these features create a superb turn-key opportunity for anyone seeking a high-quality home in a peaceful, picturesque setting.

**Entrance Hall**  
0.92 x 3.56 (3'0" x 11'8")

**Living Room**  
3.25 x 5.05 (10'7" x 16'6")

**Kitchen Diner**  
2.61 x 5.03 (8'6" x 16'6")

**Utility Room**  
2.28 x 1.77 (7'5" x 5'9")

**Master Bedroom**  
2.87 x 3.31 (9'4" x 10'10")

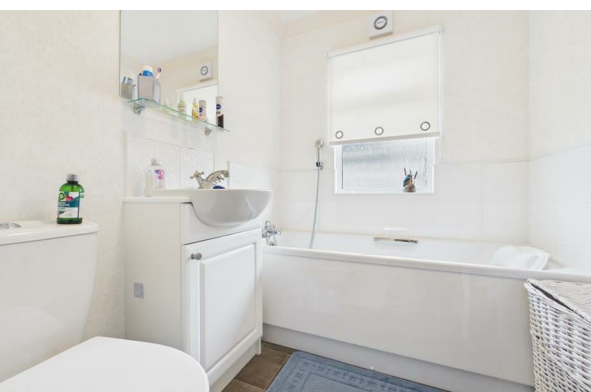
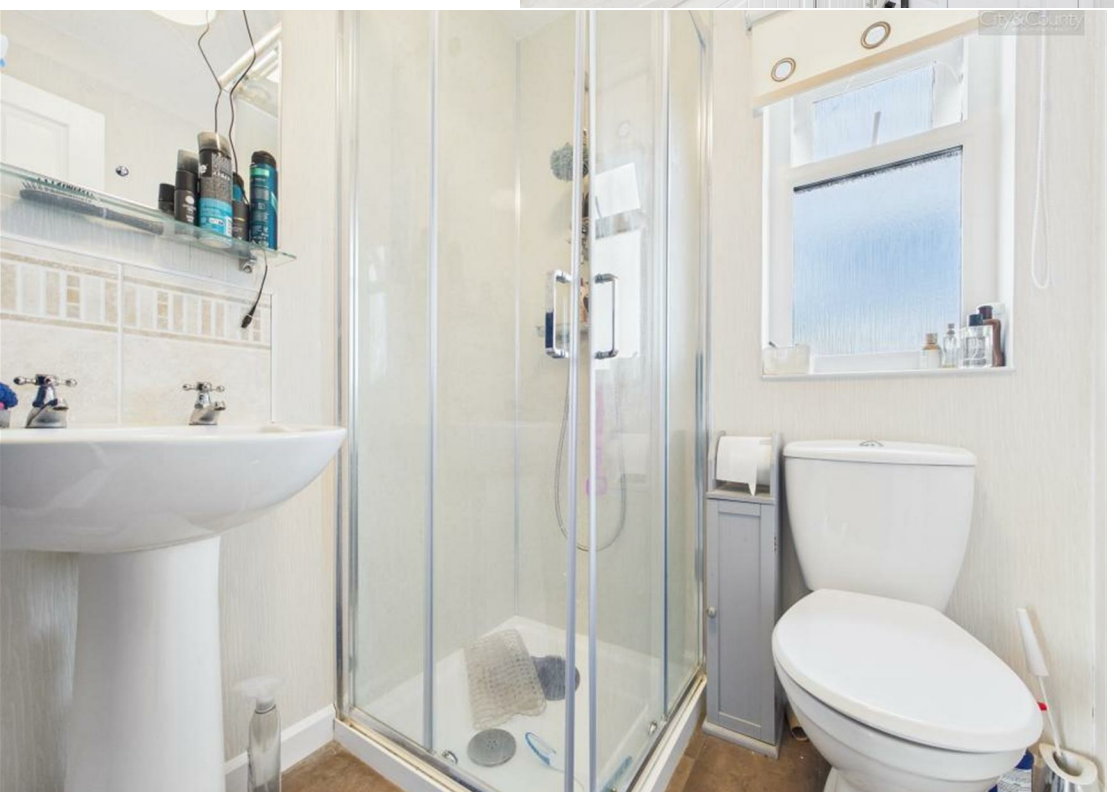
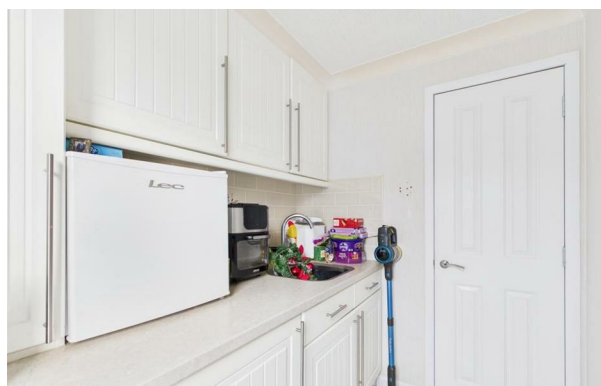
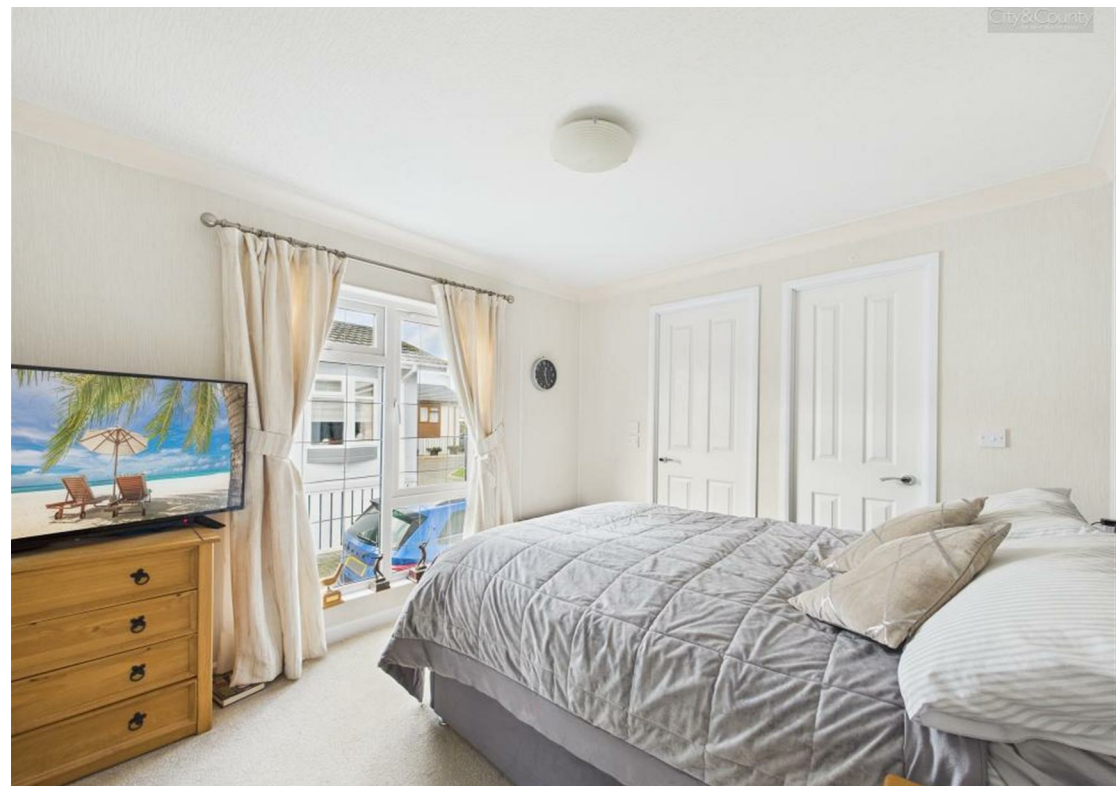
**En-Suite To Master Bedroom**  
1.56 x 1.58 (5'1" x 5'2")

**Wardrobe In Master Bedroom**  
1.34 x 1.65 (4'4" x 5'4")

**Bedroom Two**  
2.31 x 3.24 (7'6" x 10'7")

**Bathroom**  
1.96 x 1.68 (6'5" x 5'6")

**EPC - Exempt**



**Tenure - Leasehold**  
At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by the park manager when a sale has been agreed.  
Years Remaining on the lease - 995 years  
Ground rent and service charge - £4080 per annum ( £340 per month)

**IMPORTANT LEGAL INFORMATION**  
Construction: Standard  
Accessibility / Adaptations: None  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property NOT allowed: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: No  
Registered easements: No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Bottles  
Internet connection: Fttp  
Internet Speed: up to 22Mbps  
Mobile Coverage: O2 - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

