



**Elm Lodge Wistow Toll, Wistow**  
**£422,000**



## Elm Lodge Wistow Toll

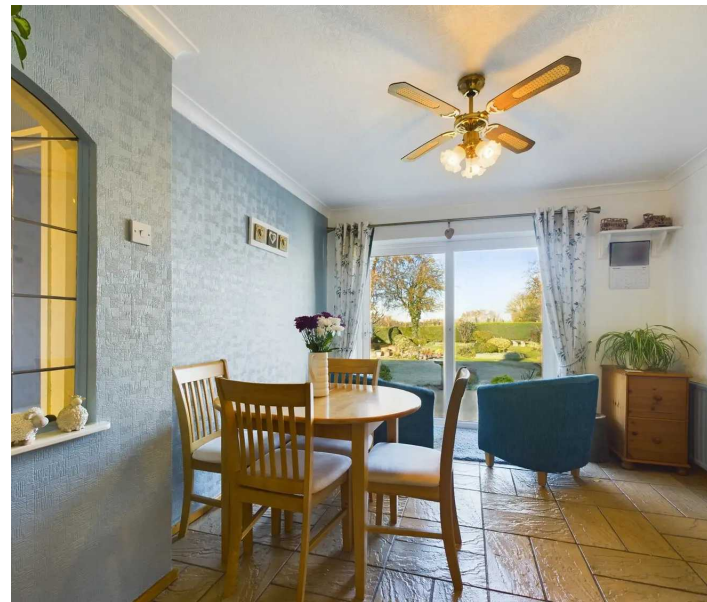
Wistow, Huntingdon

A delightful detached bungalow, sitting on a plot of 0.16 acres, with oversized garaging and open countryside views. Offered with the benefit of no forward chain.

Council Tax band: C

Tenure: Freehold

- Detached bungalow in a lovely rural setting.
- Three, good sized, bedrooms.
- The Gross Internal Floor Area is approximately
- The Total Plot Size is approximately 0.16 acres.
- Delightful, open countryside views to the front and rear elevations.
- 8.5 miles, approximately 18 minute drive to Huntingdon Train Station.
- Oversized garaging measuring approximately
- Situated close to local shops, amenities and schooling within Ramsey & Warboys.
- The Property is sold with the benefit of no forward chain.
- EPC: D.





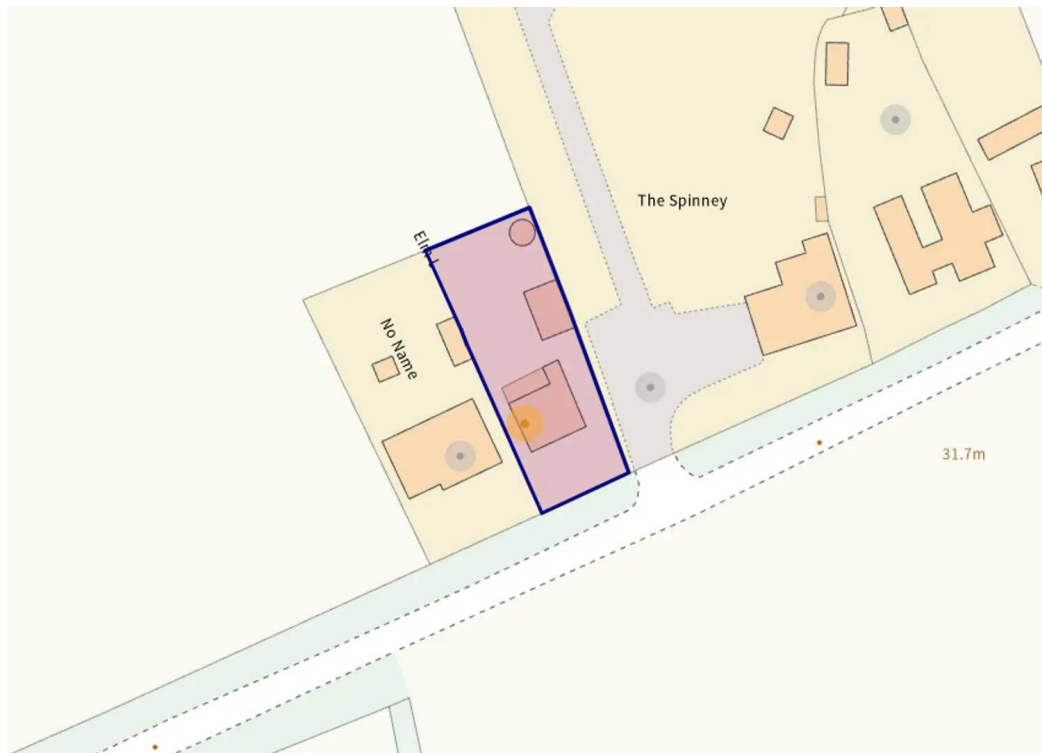
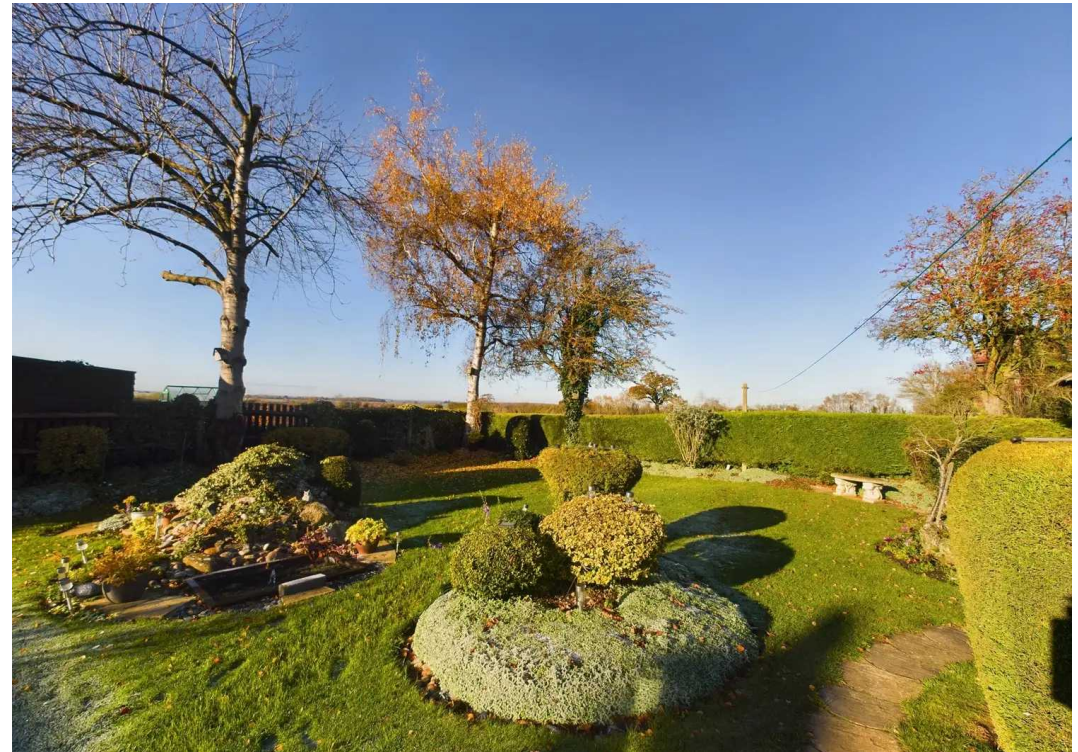
## INTRODUCTION

A unique opportunity, the property is situated on the outskirts of Wistow with panoramic countryside views to the front and rear. A large driveway provides parking for numerous vehicles to the front leading to the larger than average garage. Originally built in 1945, the bungalow has higher than average ceilings with two large rooms to the front, one being the principal bedroom and one being the living room, both benefiting from views to the front over open fields. There are two further double bedrooms and a well appointed three piece bathroom with an electric shower over the bath. The kitchen is fitted with a range of cupboards and an integrated dishwasher with open access into a dining room with sliding doors into the rear garden as well as a separate utility room with plenty of appliances spaces and side access. The rear garden has various seating areas, mature flower borders and enjoys views over the fields to the rear.

## LOCATION

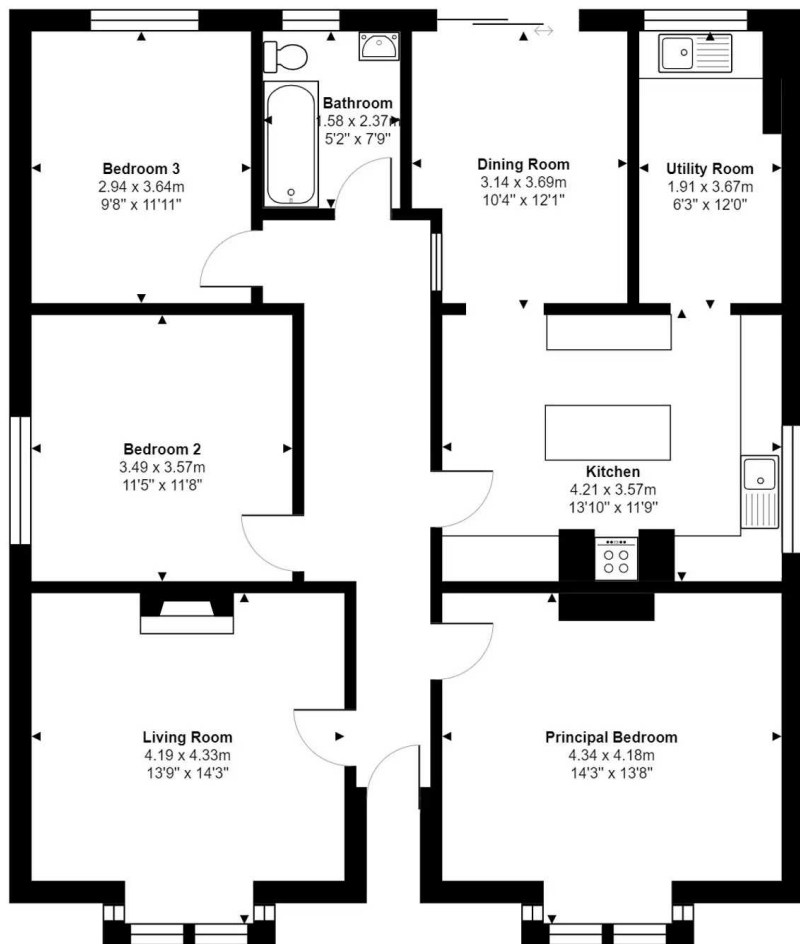
Wistow is a small, rural village located in the tranquility of the Cambridgeshire countryside near Huntingdon. Wistow is a farming community that has grown up around its church and manor house in the small secluded valley cut by Bury Brook alongside the road between Ramsey and St. Ives. The Three Horseshoes, a thatched pub, provides good fare and the nearby villages of Warboys and Ramsey offer larger amenities as well as both primary and secondary schooling. Huntingdon is situated 8.5 miles away, with fast train lines into Kings Cross in just 50 minutes as well as easy access to the A1 and A14 road network.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>99</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		<b>99</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC



Total Area: 114.7 m<sup>2</sup> ... 1234 ft<sup>2</sup>

All measurements are approximate and for display purposes only

