



Yew Tree Farmhouse
240 Davyhulme Road
 Davyhulme
 M41 8QH

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

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£795,000

A MAGNIFICENT GRADE II LISTED FARMHOUSE BUILT 1713 A locally renowned property of spacious proportions providing approx 2132 sq of accommodation. The property has been well cared for and now offers great potential for a new owner to become custodian of a piece of local history. Two large reception rooms, office and study plus large breakfast kitchen to the ground floor plus useful utility room and outside WC. To the first floor are four double bedrooms, one benefitting from an en-suite WC plus large family bathroom. Externally the property benefits from extensive outside space, off road parking facilities and two brick built outbuildings. Occupying a highly regarded location with Davyhulme Park Golf Course across the road. Must be viewed to be appreciated. No ongoing vendor chain. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

Thought to be the oldest front door in Lancashire dating back to 1717.

Lounge

With two windows to the front elevation. Two Radiators. Beamed ceiling. Open fire set within a feature recess with brick surround. Wall light points.

Dining Room

With two windows to the front elevation. Radiator. Exposed feature beam to ceiling.

Study

With a window the side elevation. Radiator. Panelled walls.

Lower Ground Floor/Storage Area

Offering useful understairs storage space.

Breakfast Kitchen

With a range of base and wall cupboard units with surfaces incorporating induction hob with extractor above. Built-in oven/microwave and fryer. One and a half bowl stainless steel sink unit. Two windows to the side elevation. Seating area. Radiator. Beamed ceiling. Plumbing for a dishwasher. Surfaces incorporating induction hob. Extractor above. Built-in oven microwave and fryer. One and a half bowl one and a half bowl stainless steel sink unit. Two windows to the side elevation. Radiator. Plumbing for a dishwasher.

Office

With window to the rear elevation. Radiator. Laminate flooring. Built in storage.

Utility Room

With plumbing for a washer and dryer. Radiator. Exit door to the side and windows all around providing ample natural light.

Outside WC

With a low-level WC, corner wash hand basin and where the Worcester combination gas central heating boiler is located. The boiler was installed 2024.

TO THE FIRST FLOOR

Landing

Bedroom (1)

With two windows to the front elevation. Radiator. Built in wardrobes. Door off to:

En-Suite WC

With a pedestal wash and basin low-level WC. Window to the front elevation. Radiator. Fitted storage.

Bedroom (2)

With two windows to the front elevation. Radiator. Fitted wardrobes.

Bedroom (3)

With a window to the rear elevation. Radiator. Door to:

Bedroom (4)

With a window to side. Radiator. Fitted wardrobes and dressing table facility.



Bathroom

With a low level WC, pedestal wash hand basin and tile panelled bath with shower attachment above. Tiled areas. Window to the side elevation. Radiator.

Outside

To the front the property benefits from a lawned garden. Off road parking facilities run to the side of the property adjacent to the old stables. (See Agent's note).

To the rear is a good sized enclosed garden offering excellent scope. There are two brick built outbuildings offering useful outside storage facilities whilst offering scope for improvement (subject to any necessary consents).

Property History

Yew Tree farmhouse is a Grade II listed building and was built in 1713. It is said to have got its name from an old large Yewtree, which stood on the corner of Bent Lanes and Davyhulme road, adjacent to the farmhouse. John Wesley, the founder of Methodism, is known to have preached under this tree on a regular basis. The tree was





taken down for road widening and pieces of its trunk and branches were then scattered up and down the country and treasured as family heirlooms. Two pieces can be seen in Davyhulme Methodist Church. Records do not show who built Yew Tree Farm, but the date stone carries the letters JWM. This could be attributed to one of the Mather family, who were prominent farmers in the area in the 18th century. Davyhulme Hall stood nearby and was demolished in 1888. A door was removed from the hall and installed at Yew Tree Farm to act as its front door. This is fitted with a backplate, dated IWM 1717, thought to be the oldest front door in Lancashire.





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Ground Floor



Floor 1

Approximate total area⁽¹⁾

2131.67 ft²

198.04 m²

Reduced headroom

12.17 ft²

1.13 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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