



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Yew Tree Farm House, Little Oakley, Northamptonshire

Guide Price £800,000

4 2 3



"Yew Tree Farm House"

A detached dwelling set within the beautiful hamlet of Little Oakley backing onto uninterrupted countryside scenery. Standing on in excess of 1/4 of an acre this property also comes with a barn, a garage, a work shop and a self contained annex. The main accommodation comprises reception hall, lounge with a wood burning stove, formal dining room, kitchen/breakfast room, office and study. There is a family bathroom and four bedrooms with the master offering a spacious bathroom en-suite. This is a property offering a fabulous surrounding setting and further development potential for the next owner.

Main house description:

This rural home stands on just over 1/4 of an acre and comes with a barn, workshop and a self contained annex.

An individual property set within a pretty location, the accommodation comprises porch leading to the reception hall with stairs rising to the galleried landing, there is a ceramic tiled floor and a guest WC.

Dual aspect with patio doors leading onto the rear garden and featuring a modern wood burning stove.

The dining room is rear facing and links to both the living room and kitchen by double doors.

The kitchen/breakfast room is fitted with a range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap. There is a built in double oven, gas hob and extractor hood and an integrated dish washer. Kardeane flooring.

Leading off from the kitchen is an office from which the integral garage can be accessed. The double garage has been altered with a fitted study having been create within the garage space.

From the first floor landing there are four double bedrooms, bedrooms one and two benefit from fitted wardrobes while there is a large bathroom en-suite to the master bedroom.

The family bathroom includes a side panel, WC and a wash hand basin set within a vanity storage unit.

The property benefits from an LGP gas central heating system.

Annex and outbuildings description:

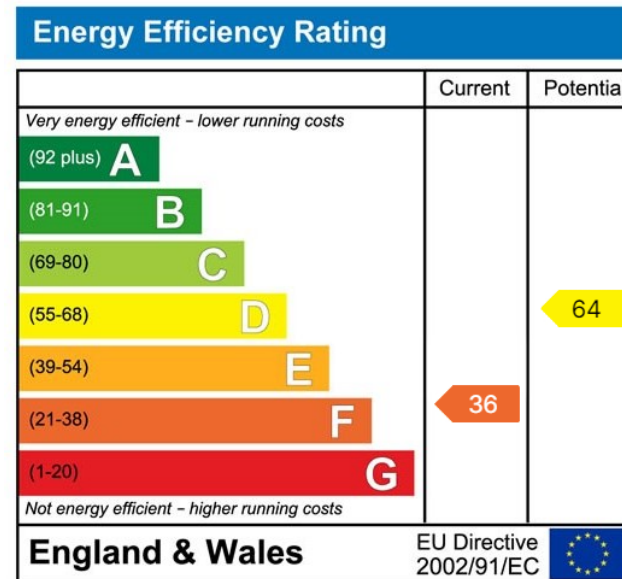
There is a self-contained annex which the current owner advertises on AirBnB. The annex accommodation includes a an open plan living/kitchen which is fitted a range of wall and base level units with ceramic tiled work surfaces incorporating a sink with drainer and mixer tap, there is a built in double oven, gas hob and extractor hood. There is a ground floor shower room and a mezzanine bedroom.

There are two further outbuilding, former barns, the smaller one is currently used as a workshop while the larger on is currently used as a garage.





- Former Farm Location
- Self Contained Annex
- Just Over 1/4 Acre Plot Backing onto Countryside
- Three Reception Rooms
- Unique Purchase Opportunity
- Detached Home with Barn and Garage
- Driveway and Garden
- Four Bedrooms
- Pretty Hamlet Location
- Potential to Further Develop



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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