



# Yew Wood

Crook, LA8 8LW

Guide Price £625,000



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Fancy living the rural dream? welcome to Yew Wood. A delightful rural property- with the convenience of being just a short drive from Kendal and Windermere likely appeal to those seeking a country lifestyle. A true detached bungalow, built in the 1960's surrounded by private gardens and fields beyond. The property has been modernised and beautifully finished over the last few years to now be a modern, comfortable, and stylish home. Offering a fitted kitchen, dining area, sitting room and sunroom as well as three bedrooms, two of which are doubles and a family bathroom. Outside you will find wrap around gardens to three sides of the property, a larger than average garage, undercroft offering usable storage area and a private driveway that can accommodate several vehicles.

Yew Wood, enjoys a private rural setting in the Gilpin Valley between Crook, Crosthwaite and Winster. This area has several great eating places within a relatively short drive with The Brown Horse at Winster, The Black Labrador and Punch Bowl at Underbarrow, The Wild Boar and The Sun Inn at Crook being the nearest and all worth a visit. For special occasions there are also several fine dining establishments in the valley and indeed in the Lake District as a whole.

It is conveniently placed for local facilities in Windermere, a wider range of amenities in Kendal connection to the road and rail network via Oxenholme station on the main west coast line and access to the M6 at J36. If you have children of school age, then there are primary schools in Windermere, Crosthwaite and Kendal and secondary schools in Kendal and at Troutbeck Bridge. Whether you walk, run or cycle there are lots of great routes right from the door and of course, further afield the whole of the Lake District is accessible from this location.







From the driveway, step into the conservatory porch, which is a great space to kick off shoes and boots.

### Hallway

A central hallway that gives access to all the rooms and has a large storage cupboard, an airing cupboard and loft access, which has a ladder, is partly boarded out and has lights.

### Kitchen

A farmhouse style oak kitchen with a good range of wall, base and display units with ornate corneas and complemented with laminate worktops. There is a Hotpoint oven and grill, 4 ring electric hob with extractor fan over. The room is flooded with natural light and offers a dual aspect with views over fields and the garden. Natural slate tiled floor which leads seamlessly into the conservatory dining area just off the kitchen, which offers panoramic views over the garden and has an external door out to a terrace area with wrought iron railings and space for garden furniture & Bbq. The perfect place to sit inside or outside to dine.

### Sitting Room

A light, generous size sitting room, with a log burner sat on a slate hearth with a wooden mantle above. A comfortable, relaxing room with, radiators, coving to the ceiling and a large window offering far reaching views over the garden and Gilpin Valley. Double doors lead through to the conservatory.

### Conservatory

A sunny space full of windows with doors out to the garden, with the added benefit of two radiators, making this a very usable, enjoyable space all year round. With very practical and warm laminate flooring.







Back into the central hallway gives access to

### Bedroom One

A large double room at the front of the property, with a panelled feature wall, gives the room a characterful and warm look. Ample room for bedroom furniture, a large window overlooking the garden and radiator.

### Bedroom Two

A double room with a fitted wardrobe which offers hanging rail and shelves. Feature wall with wood panelling. Window at the rear of the property overlooking the countryside behind.

### Bedroom Three

A single room at the rear of the property with countryside views. This room would also lend itself to a home office.



### House Bathroom

Modern and streamline, this bathroom offers a three-piece white suite comprising of a bath with shower over and glass shower screen, WC, and hand basin with a storage unit under. There is a chrome heated towel rail, radiator, and window with obscured glass.







### Outside

Wrap around sunny gardens to the front and either side of this property, easy to maintain with a combination of deep borders of mature bushes and shrubs, lawned areas, pathways and a variety of seating areas to enjoy the countryside views. Trees in the garden offer welcome dappled shade in the summer months. There is a very useful undercroft, which is a usable space and has water and power and currently houses the washing machine and additional fridge/freezer as well as offering great storage. There is a larger than average garage with windows and double doors at the front and an external door at the rear. The garage also benefits from water, workbench and power. The driveway to the garage has double gates and offers private parking for 3/4 vehicles. In addition, there is a further space at the top of the garden large enough for one car just off the lane.

### Services

Mains Electric, private water supply located in adjacent field shared with two other properties, plus your own 5000 litre water tank underneath the patio.  
Septic tank private to Yew Wood, located over the boundary in a field  
Oil central heating, boiler located in the undercroft, oil tank located in the garden

### Tenure

Freehold

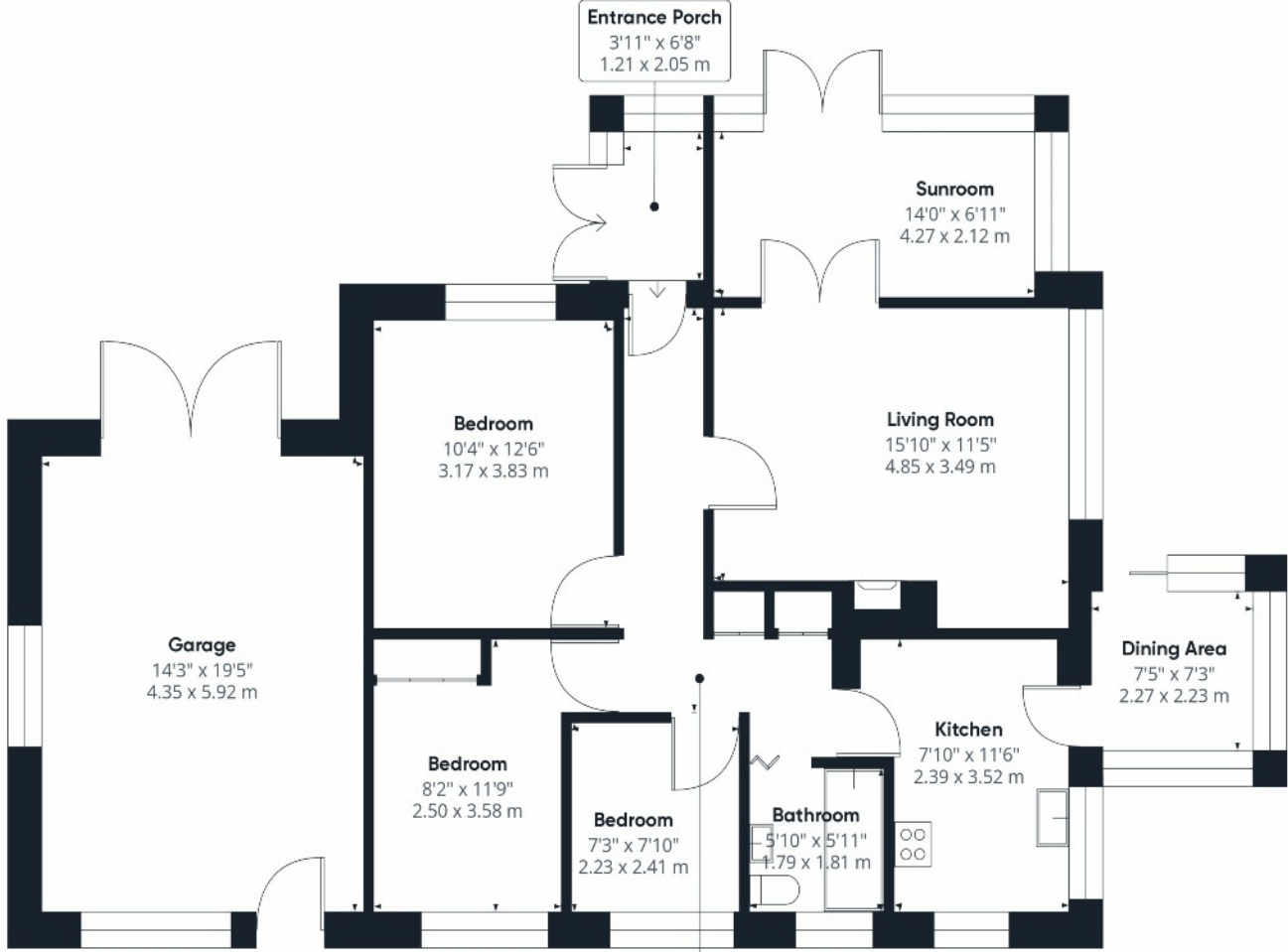
### Internet Speed

Ultrafast speed of 1000 Mbps download and for uploading 1000 Mbps as per Ofcom website.

### Council Tax band

E





Approximate total area<sup>(1)</sup>  
 1198.47 ft<sup>2</sup>  
 111.34 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Viewing is strictly by appointment with the sole agents  
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

