



**Sharman
Quinney**
Autograph

Yew Tree Farmhouse
£700,000



Property Description

Yew Tree Farmhouse is more than just a residence, it is a home that offers a unique opportunity to own a piece of history while enjoying modern comforts. Extensive grounds and rear garden provide an impressive setting for this house full of character.

The property offers incredible and spacious accommodation, with entrance hallway separating two main reception rooms via staircase leading to four charming bedrooms, each distinct in character. One of the bedrooms features a freestanding bathtub, adding a touch of luxury, while a separate tiled family shower room serves the remaining bedrooms. ensuring a restful and stylish retreat for family members and guests alike. The smallest bedroom has it's own washbasin.





Property Description

Ground Floor

Reception Sitting Room - 14'7" x 15' 0" (4.5m x 4.6m)

Reception/ Lounge - 15'0" x 10'1" (4.6m x 3.1m)

Kitchen - 21.0" x 16' 0" (6.4m x 4.9m)

Study - 8".3" x 7' 5" (2.4m x 2.3m)

Guest Cloaks/ w/c/ Rear Lobby

Utility 11'8" x 8' 7" (3.6m x 1.9m)

Store Room -12'1" x 9'5" (3.7m x 2.9m)

Garage -16.'0" x 9'8" (4.9m x 3.0m)

Garage -18'3" x 11'5" (5.6m x 3.4m)

Workshop -11'5" x 8'2"(3.4m x 2.5m)

Gym -11'5" x 6'8" (3.4m x 2.1m)

Cellar

First Floor

Bedroom One - 15' 4" x 11' 0" (4.7m x 3.8m)

Bedroom Two - 15' 4" x 11' 1" (4.7m x 3.4m)

Bedroom Three - 11' 8" x 9' 8" (3.6m x 3.0m)

Bedroom Four - 11' 8" x 9' 5" (3.6m max x 2.9m)

Bathroom -

Outside

Front

The impressive garden to the front elevation, is classically enclosed with a low bound wall of matching local stone to compliment the main dwelling, with deep set hedge and topiary, staging this rather majestic and wonderfully unique - former farmhouse, family home.

Rear

The wide access driveway expands to a block paved parking area accommodating multi vehicular parking, leading to a Double Garage, Workshop, Gym, and useful Storeroom, with connecting Utility room leading to the main dwelling kitchen. The courtyard, is perfect for entertaining and the split-level garden extends to a spacious lawn, adorned with fruit trees, mature shrubs, and plants and a hexagonal summerhouse, creating a beautiful outdoor space and garden worthy of such a wonderful family home.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

**Sharman
Quinney**

Autograph

Important Information

Bedrooms - **4**

Bathroom - **2**

Council Tax - **E**

Energy Rating - **E**

Parking - **Double Garage**

Garden

Electricity supply – **Mains**

Water Supply - **Mains**

Sewerage - **Mains**

Heating – **Gas Central**

Broadband - **Cable**

Flood Risk – **N/A**

Restrictions – **N/A**

**Sharman
Quinney**

Autograph

01832 735589

thrapston@sharmanquinney.co.uk

16 High Street, Thrapston NN14
4UW



Sharman Quinney Holdings Limited is registered in England and Wales under company Number 4174227 Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT registration number is 500 2481 05

IMPORTANT NOTICE: These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Sharman Quinney has not tested any apparatus, equipment, fixtures or services and it is in the buyers interests to check the working condition of any appliances. Hurfords has not sought to verify the legal title of the property and the buyers must obtain verification from their legal representatives. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Property Sales | Residential Lettings | Mortgage Services | Wills | Land & New Homes | Home Conveyancing | Surveys