

ROB LETTS

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Yew Tree House, Hemingbrough

Guide Price £325,000

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Yew Tree House is a handsome detached period home on Water Lane in Hemingbrough, offered with no forward chain. Believed to date from around 1800, this characterful property combines a striking double frontage with opportunities for further improvement.

The accommodation includes an entrance hall, two generous reception rooms, a sitting room with a multi-fuel stove, a freestanding kitchen, rear lobby and lean-to. Upstairs are three bedrooms and a bathroom suite upgraded by the current owners. Bedroom three is accessed through bedroom one and includes a walk-in store.

Period details include ceiling beams, original wooden floors and a bread oven. The owners report quarry tiles beneath newer flooring and an earlier dining room fireplace concealed behind plasterboard. Improvements include replacement front sash windows and an entrance door.

Outside are an enclosed garden, gated parking and a former blacksmith’s forge with exposed roof timbers. Preparatory work has begun within the forge, while a barn attached to the house offers potential for additional accommodation, subject to necessary approvals. Further updating is required, allowing buyers to make their own plans over time. Hemingbrough provides a village shop, primary school and village hall, with a wider range of amenities in Selby, approximately five miles away.

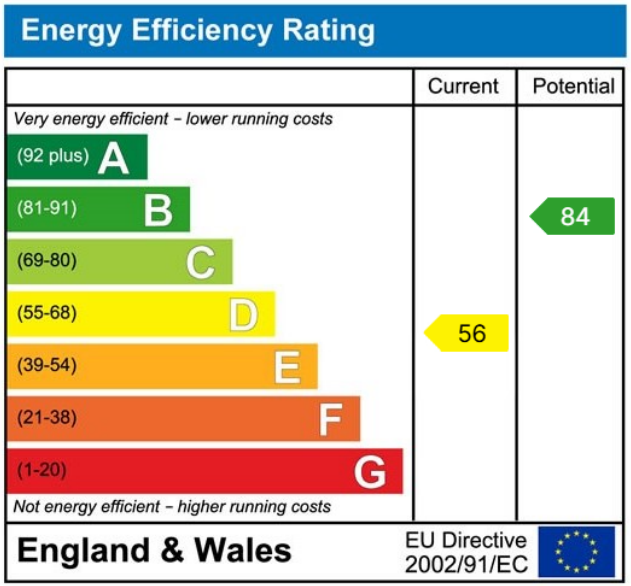






- Double-fronted detached period home, circa 1800s
- Three generous bedrooms
- Period features including ceiling beams, wooden floors & bread oven
- Replacement front sash windows and entrance door
- Attached rear barn offering potential for additional accommodation, subject to necessary approvals
- Offered with no forward chain
- Two spacious reception rooms and multi-fuel stove
- Bathroom suite upgraded by the current owners
- Former blacksmith's forge with preparatory works underway
- When enquiring about this property, please quote ref: RL0918





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