



**GASCOIGNE
HALMAN**

Yew Tree Farmhouse, Davyhulme Road, Urmston
£699,950

THE AREA'S LEADING ESTATE AGENCY



A STUNNING GRADE II LISTED FARMHOUSE BUILT IN 1713

A property of local acclaim, offering generous dimensions with approximately 2300 square feet of living space. This residence has been meticulously maintained and now presents an excellent opportunity for a new owner to take stewardship of a significant piece of local heritage.

Property details

- Grade II Listed Detached Residence
- Boasting over 2300 sqft Of Accommodation
- Oozing In Local History
- Close To Excellent Transport Links & Local Schools
- In Need Of Selective Modernisation - Offering Amazing Potential To Be A Wonderful Family Home
- No Onward Chain



About this property

The ground floor features two large reception rooms, an office, a study, and a spacious breakfast kitchen, along with a practical utility room and an external WC. Off the study is an opening in the floor leading down to a very useful cellar space. On the first floor, there are four double bedrooms, one of which includes an en-suite WC, in addition to a sizable family bathroom. The exterior of the property boasts ample outdoor space, off-road parking options, and two brick-built outbuildings. It is situated in a highly esteemed area, directly across from Davyhulme Park Golf Course. Offered for sale with no onward chain.

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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DIRECTIONS

M41 8QH

COUNCIL TAX BAND

F

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Cable

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

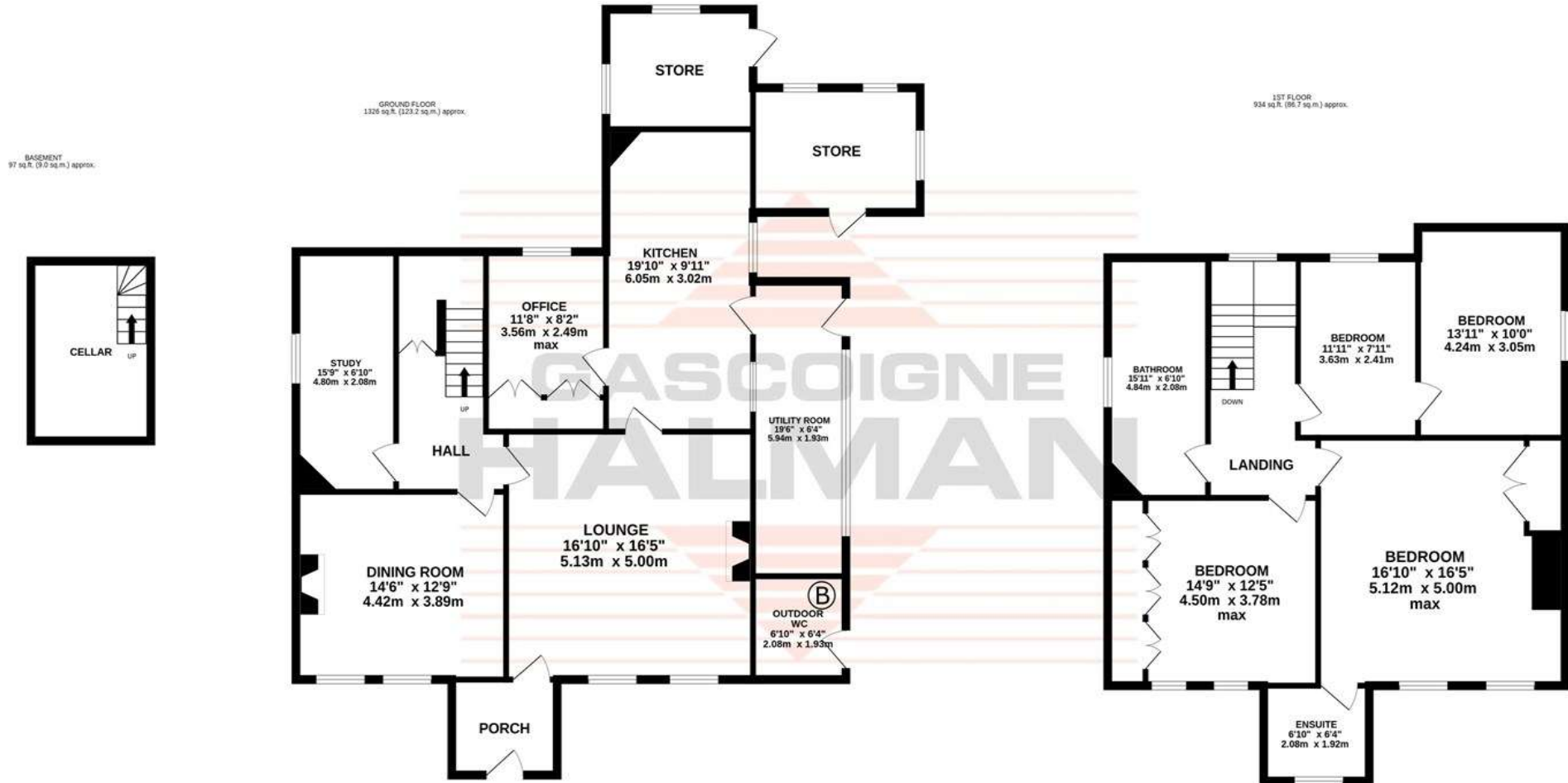
SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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TOTAL FLOOR AREA : 2357 sq.ft. (219.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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