



ROB LETTS

POWERED BY  
**exp<sup>®</sup>** UK

# Yew Tree Farm, Thorganby

£400,000

 3  1  3



RL0918 - Yew Tree Farm is a handsome Grade II listed farmhouse sitting proudly on Main Street in the well-loved village of Thorganby. Owned by the same family for generations, this is a rare opportunity to restore a genuine piece of local heritage. The property requires a full programme of renovation, making it ideal for buyers who have vision, patience, and a passion for bringing period homes back to life.

The accommodation includes a wide, welcoming hallway, two generous reception rooms – each with a period fireplace – and a long farmhouse kitchen complete with walk-in pantry and rear lobby. Upstairs are three spacious double bedrooms and a substantial house bathroom with a separate shower.

Outside, a detached two-storey annex provides outstanding scope for conversion into guest accommodation, a home office, studio, or hobby space. The garden offers excellent room for landscaping and will sit beautifully alongside several high-quality modern homes recently built in the area.

Thorganby itself offers a strong sense of community, a village hall hosting regular events, a play park, football field, fantastic walks at Skipwith Common and Wheldrake Woods, and excellent connections to York and Selby.

A wonderful project with exceptional future potential.

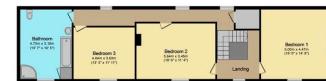


RENDER BY WWW.THIRTYSIX.PHOTO





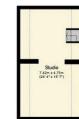
Ground Floor  
Floor area 102.2 sq.m. (1,100 sq.ft.)



First Floor  
Floor area 102.2 sq.m. (1,100 sq.ft.)



Barn Ground  
Floor  
Floor area 39.2  
sq.m. (422 sq.ft.)



Barn First  
Floor  
Floor area 31.5  
sq.m. (340 sq.ft.)

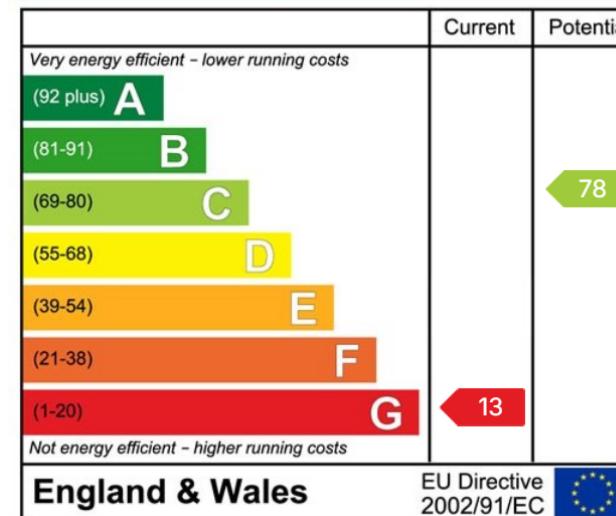
Total floor area: 275.2 sq.m. (2,962 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



- Grade II listed period farmhouse
- Three DOUBLE bedrooms
- A full renovation project with huge potential
- Stunning period frontage with classic kerb appeal
- Two spacious reception rooms with original fireplaces
- Detached two-storey annex
- Good-sized garden set amongst high-quality surrounding homes
- Sought-after village with great community
- No Forward Chain
- Quote RL0918 when calling to book your viewing

### Energy Efficiency Rating



ROB LETTS

exp<sup>®</sup>  
UK

07538 298 866  
[rob.letts.exp.uk.com](http://rob.letts.exp.uk.com)  
[rob.letts@exp.uk.com](mailto:rob.letts@exp.uk.com)