



Yew Tree Farm House, Little Oakley, NN18 8HA Offers Over £675,000

Set within the peaceful hamlet of Little Oakley and backing onto unspoiled countryside, Yew Tree Farm House offers an exceptional blend of rural charm and generous living space. Standing on a plot of over a quarter of an acre, this detached stone property comes complete with a self contained annex, a barn, a workshop, and a garage—ideal for multi generational living, home working, or further development potential.

The main house features spacious reception areas, a well appointed kitchen/breakfast room, four double bedrooms, and a luxurious en suite to the master. The annex provides a modern open plan layout with a mezzanine bedroom, perfect for guests or rental income. Attractive gardens backing onto open fields, ample parking, and complete this unique countryside home.

Tenure: Freehold
Energy Rating: F
Council Tax Band: G

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Porch

Reception Hall



Kitchen

5.1 x 3.74 (16'8" x 12'3")



Study/Utility

3.2 x 2.1 (10'5" x 6'10")



Living Room

6.03 x 4.51 (19'9" x 14'9")



Integral Garage/Utility

6.76 x 3.54 (22'2" x 11'7")

Directly accessed from the house and with a convenient door to the rear garden. Work top and sink, plumbing for washing machine. Access to the office gives some separation from the main house. Presently used as a very useful storage area.

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Dining Room

5 x 3.2 (16'4" x 10'5")



Office converted from Garage

3.9 x 3.22 (12'9" x 10'6")



Galleried Landing



Bedroom 1
4.49 x 4.12 (14'8" x 13'6")



En Suite Bathroom with Shower
3.51 x 1.91 (11'6" x 6'3")



Bedroom 2
5.52 x 3.6 (18'1" x 11'9")



Bedroom 3
3.8 x 3.68 (12'5" x 12'0")

Bedroom 4
3.44 x 3.20 (11'3" x 10'5")



Family Bathroom
3.68 x 2.04 (12'0" x 6'8")



Annex

Living Room/Kitchen
5.66 x 4.3 (18'6" x 14'1")



Shower Room
3 x 1.33 (9'10" x 4'4")



Mezzanine Bedroom
4.05 x 3 (13'3" x 9'10")



Workshop
4.45 x 3.03 (14'7" x 9'11")

Garage/Workshop
7.82 x 3.03 (25'7" x 9'11")

Drainage and Services

Drainage: To septic tank in the garden
Gas: Underground Propane tank in garden
Electric: Mains
Broadband: Openreach - part fibre with full fibre listed as coming

Location

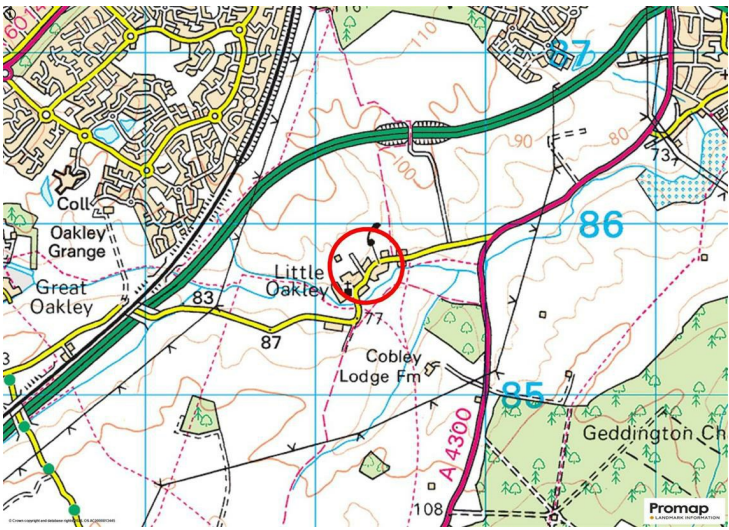
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Surrounding Area



Wider Area



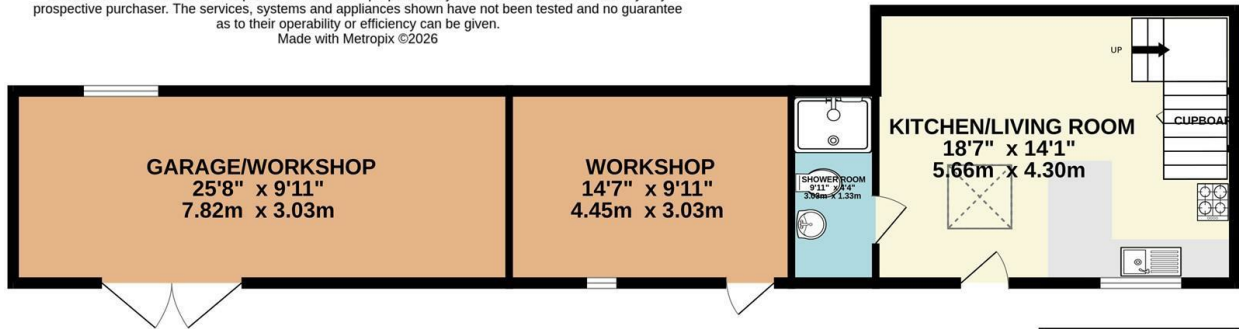


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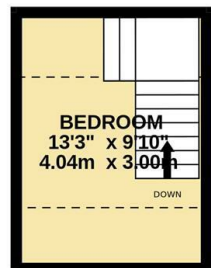
TOTAL FLOOR AREA : 836 sq.ft. (77.7 sq.m.) approx.

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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GROUND FLOOR
706 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
130 sq.ft. (12.1 sq.m.) approx.



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GROUND FLOOR
 sq.ft. (120.2 sq.m.) approx.

The ground floor plan includes the following rooms and features:

- INTEGRAL GARAGE/UTILITY**: 18'1" x 11'7" (5.52m x 3.54m)
- HOME OFFICE**: 12'10" x 10'7" (3.90m x 3.22m)
- KITCHEN**: 16'9" x 12'3" (5.10m x 3.74m)
- STUDY/UTILITY**: 10'6" x 6'11" (3.20m x 2.10m)
- DINING ROOM**: 16'5" x 10'6" (5.00m x 3.20m)
- LIVING ROOM**: 19'9" x 14'10" (6.03m x 4.51m)
- HALLWAY**: Features a staircase with an "UP" arrow.
- PORCH**: Located at the entrance.
- WC**: A toilet and sink are shown in the bathroom area.

1ST FLOOR
 2 sq.ft. (98.7 sq.m.) approx.

The floor plan includes the following rooms and features:

- BEDROOM 1:** 14'9" x 13'6" (4.49m x 4.12m)
- BEDROOM 2:** 18'1" x 11'10" (5.52m x 3.61m) + Wards & window
- BEDROOM 3:** 12'6" x 12'1" (3.80m x 3.68m)
- BEDROOM 4:** 11'3" x 10'6" (3.44m x 3.20m)
- BATHROOM:** 12'1" x 6'8" (3.68m x 2.04m)
- ENSUITE:** 11'6" x 6'3" (3.51m x 1.91m)
- LANDING:** Central area with stairs labeled "DOWN".
- Storage Areas:** "WARDROBE" (multiple), "COATS STORE", "AIRING CUP.", and "SHOES STORE".

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sales@lucasestateagents.co.uk

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