



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



Living Room

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



Dining Room

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



Kitchen

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



Study/Utility

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



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.

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

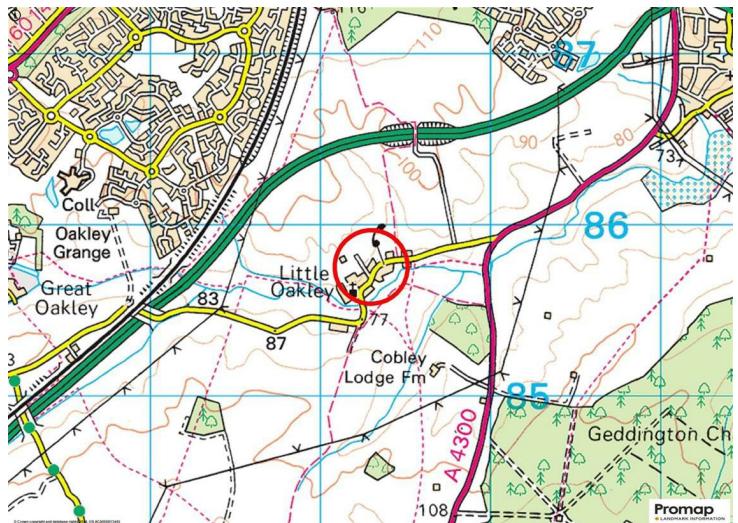
Location



Surrounding Area



Wider Area





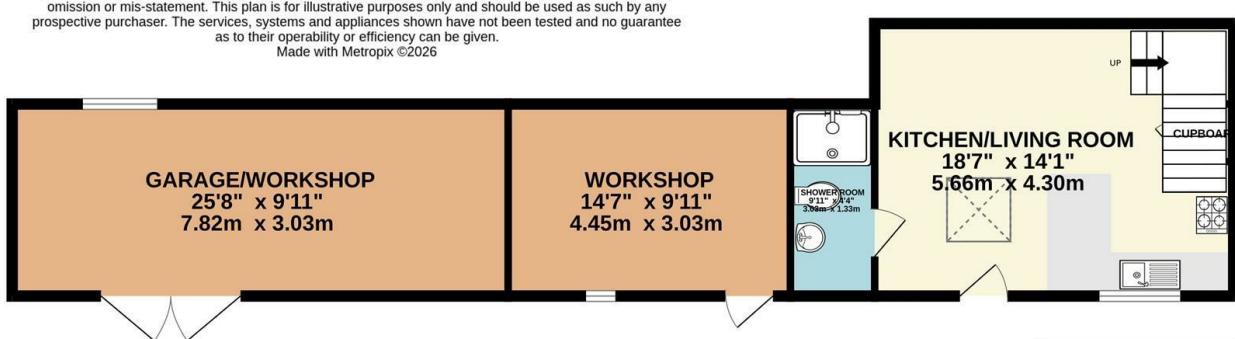
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TOTAL FLOOR AREA : 836 sq.ft. (77.7 sq.m.) approx.

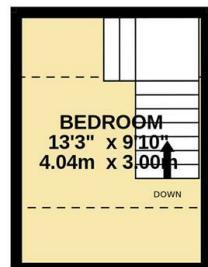
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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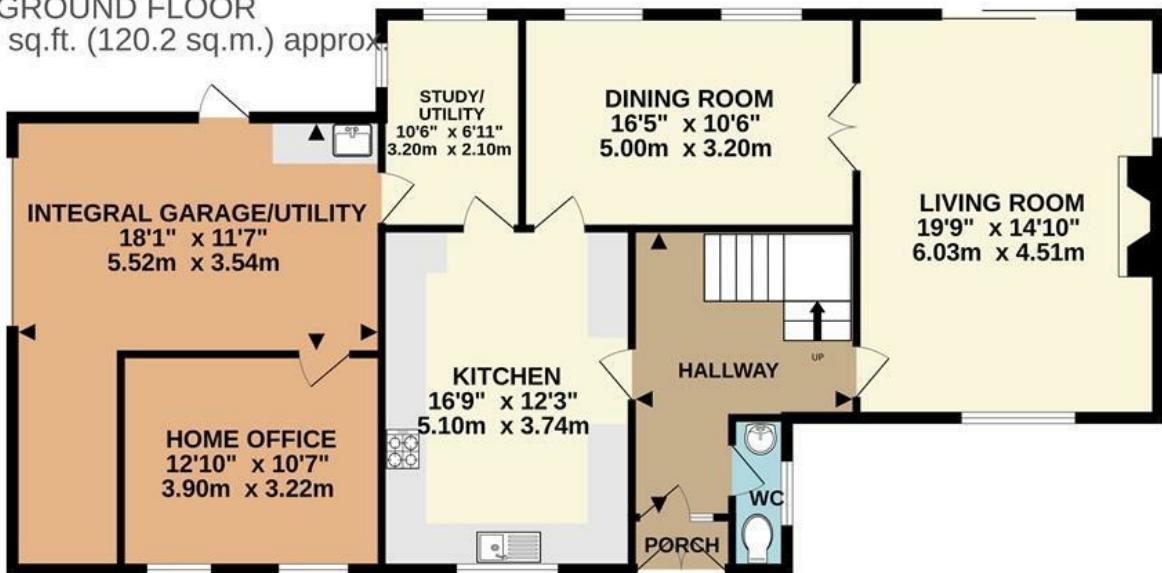
GROUND FLOOR
706 sq.ft. (65.5 sq.m.) approx.



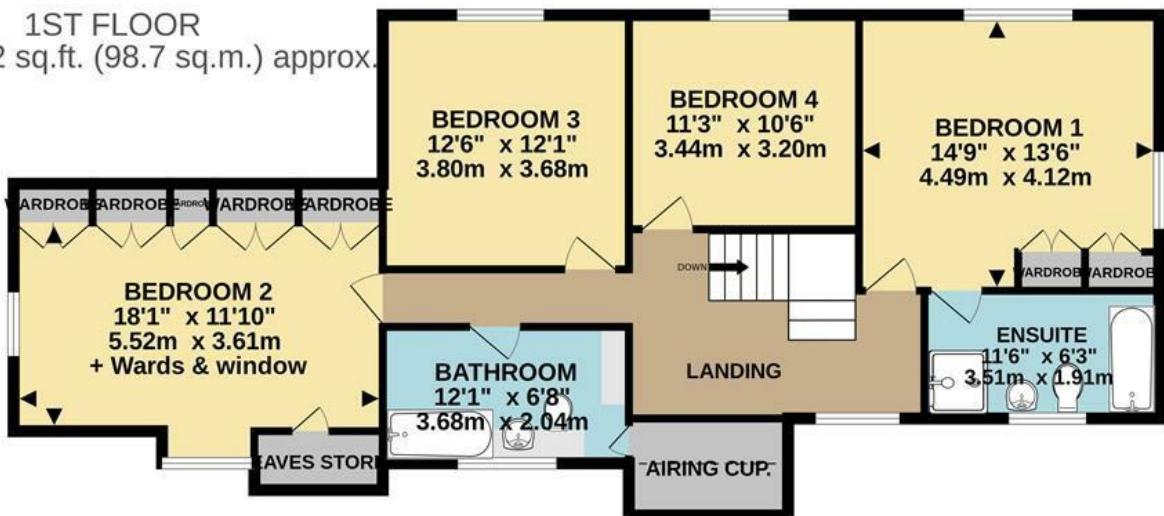
1ST FLOOR
130 sq.ft. (12.1 sq.m.) approx.



GROUND FLOOR
1294 sq.ft. (120.2 sq.m.) approx.



1ST FLOOR
1062 sq.ft. (98.7 sq.m.) approx.



TOTAL FLOOR AREA : 2356 sq.ft. (218.9 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		36	64
EU Directive 2002/91/EC			

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer.