

YEW TREES

£750,000

Wennington, LA2 8NU

A charming, detached Lune Valley property, later extended into the attached barn, tucked away in a scenic village setting.

On the market for the first time in over 40 years, this truly charismatic detached period house has an abundance of character features as well as spacious accommodation, offering the opportunity for alteration to the current layout and refurbishment. There's an integral garage, ample driveway parking, a useful range of outbuildings, beautiful, well-stocked walled gardens, a large vegetable/fruit garden with greenhouses and a paddock 0.88 acres (0.36 hectares). In all, 1.27 acres (0.51 hectares).

This really is one not to miss!





For illustrative purposes only

Welcome to **YEW TREES**

£750,000

Wennington, LA2 8NU

Here are our TOP TEN reasons to fall in love with Yew Trees:

- 1. Space to spread out** - originally a double fronted farmhouse with an attached barn and shippin, the current owners incorporated the two in the 1980's to create a spacious family home with an approximate gross internal measurement of 3448 sq ft (320.3 sq m) excluding the garage.
- 2. A property rich in character** with oak ceiling beams, lintels, uprights and staircase, flagged floors, panelled window seats, working shutters, fitted oak bench and substantial stone fireplace in the reception hall, plate rack in the kitchen, leaded window in stone mullion to staircase, period fireplaces in two of the bedrooms, a decorative front door and panelled doors with wrought iron door furniture.
- 3. As it stands** - enter into the reception hall, off which is the parlour. There is a breakfast kitchen, utility room, wet room and sitting room with steps leading up to a large family room, converted from the attached shippin; a large, light space with windows to two sides, three large skylight windows and double glazed door leading out to the garden.
- 4. Sweet dreams** - off the split-level landing there are five doubles and a single bedroom. Also to the first floor is a house bathroom, a separate WC and two large stores.
- 5. So much potential** - there is huge scope for refurbishment and alterations to the layout - create a fabulous living dining kitchen overlooking the garden in the family room, link this to create domestic offices with laundry, utility and boot room in the existing kitchen and reconfigure the current first floor layout to create further bathrooms. This really is an excellent opportunity to put your own stamp on a period house.
- 6. Parking essentials** - a six bar gate leads to a private cobbled driveway and single integral garage with up and over door, power and light. There is also parking to the front of the property - plenty of space for visiting family and friends.
- 7. Delightful, private and established walled gardens** - flanked by two large Yew trees, the gated entrance leads into a walled foregarden with parterres and central cobbled path. To the east, there is a flagged courtyard with raised planted beds and access from the kitchen and family room and to the west, an allotment style garden with a wide variety of fruit and vegetables and two greenhouses. To the north, private walled gardens with level lawns, well-stocked borders, seating terraces, a small pond and orchard.
- 8. Outbuildings** - a useful row of outbuildings provide useful storage for garden equipment, wood store etc. and loose boxes.
- 9. Land** - accessed to the side of the house, a paddock, c. 0.88 acres (0.36 hectares) lies to the north of the property; it's perfect for chickens, a pony, a few sheep, camping, dog agility or as a playground for energetic children!
- 10. Location, location, location** - the property is tucked away in a rural village setting. **Highly accessible**, it's within easy reach of major road and rail networks: to find out more, turn to page 5 for our local guide on the surrounding area.







Picturesque village setting

Wennington is a small Lune Valley village on the River Wenning. The village itself is nestled between Low Bentham and Wray on the B6480 and is highly accessible for road and rail networks (there's even a railway station in the village) making it popular for families and commuters alike.

In terms of **easy access to great local countryside**, you are surrounded! Set in the gently undulating Lune Valley, there is the neighbouring AONB of the Forest of Bowland and the national parks of the Yorkshire Dales and Lake District, so for those who like to spend time outdoors, the area provides a stunningly scenic playground for walkers, runners and cyclists as well as climbers, cavers, potholers, and sailors.

The neighbouring villages of Melling (1.5 miles), **Wray** (1.9 miles) and **High Bentham** (3.5 miles) all have something to offer in terms of shops, post offices, primary schools, pubs, churches, doctors, a garden centre and tea shop. Include **Hornby** (3.4 miles) and you'll find more of the same as well as a community swimming pool.

Voted within the Top 10 places to live in the northwest for three years running, the Cumbrian market town of **Kirkby Lonsdale** (4.6 miles) is a very popular destination for local residents and tourists alike with much on offer in terms of places to eat and drink, independent shops as well as branches of Boots and Booths supermarket.

The Georgian City of **Lancaster** is 12 miles distant, where you'll find the University, Morecambe College and the Royal Lancaster Infirmary.

As far as **schools** are concerned Lancaster is home to the highly regarded boys' and girls' grammar schools and there are secondary schools at Kirkby Lonsdale (Queen Elizabeth School) and Lancaster.

Travel by car - once here, you'll find it a convenient spot, not just for access to the M6 but if you are travelling east, head through Low and High Bentham out onto the A65 and bear right.

Travel by train - a huge plus for the village is the railway station on the Leeds to Morecambe line. The nearest station on the west coast main line is at Lancaster. Live here and commute to Leeds! You could also catch a connecting train here to Manchester airport so no need to pay for expensive parking whilst you are away ever again!

Travel by air - the nearest airports are at Leeds Bradford 48.6 miles, Manchester 72.8 miles and also at Liverpool 77.3 miles.

To find the property - from the A683 at Melling, head southeast into Wennington. At the 'Y' junction bear left and turn left onto the B6480, signed Low Bentham. Yew Trees is the first property on the left.

what3words reference: strongman.dust.bossy

All mileages are approximate.



Services and specifications

- Mains electricity
- Drainage to a septic tank, shared with seven neighbouring properties. We are advised the system does not comply with the General Binding Rules 2020 and a new waste treatment plant will have to be installed. Please ask the agents for further information.
- Metered mains water
- Oil central heating with hot water to radiators in the house and electric wall heaters in the barn
- Woodburners in the reception hall and sitting room
- B4RN hyperfast broadband available - check out this great local service at b4rn.org.uk - if you work from home, like to download films or have homework to consider - this will make life so much easier as there is unlimited bandwidth for all the family when using at the same time!
- Telephone connection subject to transfer regulations (currently not connected). Vonage phone system available through B4RN
- Single glazed windows
- Security alarm





You'll need to know

Council tax

Yew Trees is currently banded G for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Lancaster City Council, Dalton Square, Lancaster LA1 1PJ

T: 01524 582000 www.lancaster.gov.uk

Please note

- All carpets, curtains, blinds, curtain poles and light fittings are included in the sale
- There is a right of way, pedestrian and vehicular, to access the property across common land to the front
- There is an easement in favour of Northwest Electricity to access the paddock to the rear
- Wennington is a Conservation Area village

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

Yew Trees, Wennington, LA2 8NU

Approximate Gross Internal Area
 320.3 sq m / 3448 sq ft
 Garage = 16.5 sq m / 178 sq ft
 Total = 336.8 sq m / 3626 sq ft

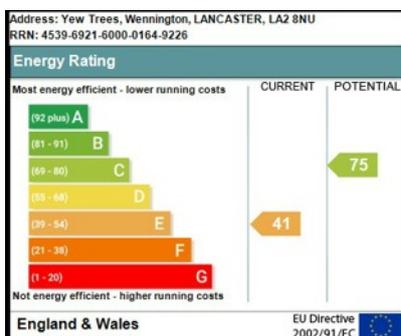


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2021 (ID799319)



IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.