



The Yews 108 Barrier Bank

Cowbit PE12 6AQ

Offers over £550,000



The Yews 108 Barrier Bank

Cowbit PE12 6AQ

Set on a plot of 1.55 acres (STS) 'The Yews' is a detached period home offering a rare opportunity to purchase a dwelling dating from approximately the mid 1700's. Set amongst formal gardens and wonderful tree filled grounds the property offers stunning family accommodation in the quiet village of Cowbit, mid way between Spalding and Crowland along with easy access to Peterborough. The local primary school is only a short walk away and in the past held its school fete in The Yews garden.

Tastefully presented by the current owners the accommodation benefits from gas radiator heating along with some sympathetically replaced windows and comprises; Entrance Hall, Good size Lounge with a fitted wood burner, spacious Dining Room with access to the rear Garden. The fitted Kitchen opens out to the rear garden and to a large Breakfast Room also with a wood burner. A Boot Room has access to the side, a convenient positioned Cloakroom and Utility Room.

The Landing leads to an Ensuite main Bedroom, three further good size Bedrooms and Family Bathroom.

Outside are formal gardens front and rear, a side positioned gravel driveway leading to a large Garage and hardstanding for numerous vehicles. The remainder of the garden is laid to lawn with numerous mature trees of various species, some of protective status, there is a wild area leading to the edge of the plot which has views over open fields, a wonderful place for children to play and interact with nature along with various uses this amount of land allows.

Tenure Freehold
Council Tax D





Entrance Hall
Stairs to the first floor landing, doors to
Lounge
15'7" max x 14'5" (4.76m max x 4.40m)
Wood burner feature set in a period style
surround.
Dining Room
17'1" x 14'5" (5.21m x 4.41m)
Period style fire surround, french doors to the rear
Garden.
Kitchen Area
18'6" x 8'2" (5.65m x 2.49m)
Fitted with a range of base and eye level kitchen
units, integrated fridge, freezer, dishwasher,
double oven and gas hob. Boiler cupboard, french
doors to the rear Garden, opening through to
Breakfast Room
14'0" x 12'9" (4.27m x 3.90m)
Fitted wood burner set in a brick surround with a
storage cupboard to the side.
Boot Room
13'5" x 9'1" (4.10m x 2.78m)
Stable door to the side area.
Cloakroom
Utility Room
Landing



Bedroom1
13'6" in x 13'0" (4.12min x 3.97m)
fitted wardrobes to one wall.
Ensuite Bath/shower room
Bedroom 2
14'7" x 14'3" (4.46m x 4.36m)
Period fireplace feature.
Bedroom 3
14'3" x 11'0" max (4.36m x 3.36m max)
Bedroom 4
11'1" x 6'11" (3.39m x 2.11m)
Family Bathroom
Outside.
To the front of the property is a formal garden laid
to lawn with shrub and floral borders. The gravel
side drive leads to a large hardstanding area and a
5.81m x 4.12m garage with double doors. a second
formal garden is also laid to lawn with a paved
seating area and a stepping stone path leading to
the beautiful, mature tree filled grassed garden.
Within the garden are historical protected trees
with a wild area leading to views over fields at the
far boundary.



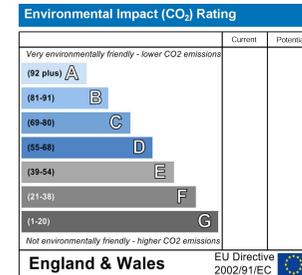
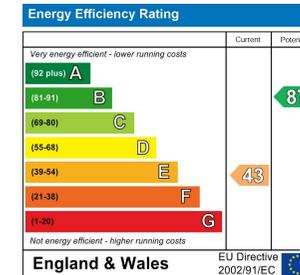
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



9 North Street,
Crowland, PE6 0EG
T: 01733 259995
E: crowland@firminandco.co.uk