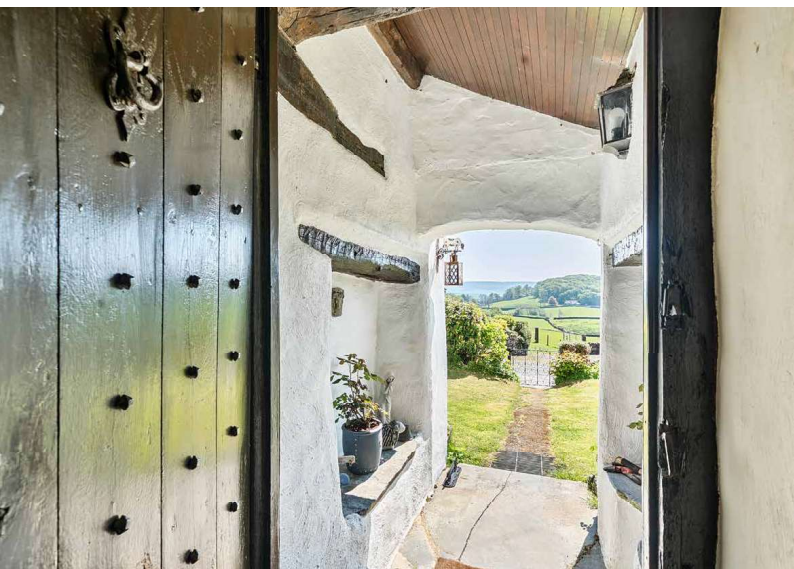




 Yew Tree Farm



Yew Tree Farm

Crook, Kendal, LA8 8LG

Nestled in the heart of the South Lakeland landscape, this exceptional period Westmorland farmstead presents a truly unique chance to own a remarkable slice of the Lake District National Park— 73 acres (29.545 hectares) of gently sloping meadows and pastures, divided by traditional Lakeland stone walls and mature hedgerows. All facing south to capture simply splendid views.

Dating in part from the 17th century, the property comprises no fewer than four charming dwellings, each brimming with character and history. The extensive and substantial barns and outbuildings offer great potential for the new owners—perfect for those seeking to create additional accommodation, studio space, or even a rural enterprise.

The land itself is a tapestry of meadow and pasture, rolling gently down from gorse-topped grazing to embrace the tranquil beauty of the surrounding countryside. For those seeking privacy or an income opportunity, two discreetly located sites for seasonal caravans are included.

Quick Overview

A period Westmorland farmstead with 4 dwellings together with 73 acres of pastures and meadows

Perfectly positioned between Kendal and Lake Windermere

Easy access to the M6 and Mainline transport links

Stone barns and outbuildings come with real potential for the new owners

Spectacular uninterrupted panoramic views

A unique development opportunity in the heart of the Lake District National Park

Two sites for seasonal caravans/lodges are included

Enjoys a south facing aspect

Private access off the B5284

Super fast broadband connected with B4RN





Location

Nestled in the picturesque village of Crook, this exceptional property boasts a prime position on the B5284, perfectly situated between the bustling market town of Kendal and the popular lakeside destination of Bowness-on-Windermere each just 3 miles away.

Crook offers a tranquil rural setting surrounded by rolling hills and farmland, yet remains conveniently close to Kendal's wide range of amenities, shops, and transport links. Meanwhile, the vibrant attractions, restaurants, and recreational opportunities of Windermere and Bowness are easily accessible, making this an ideal base for enjoying the Lake District's stunning natural beauty and rich cultural heritage.

The property's desirable south-facing aspect provides breathtaking views across open countryside, further enhancing its idyllic location between two of the region's most sought-after destinations.





Yew Tree Farm

The principal residence is a traditional Westmorland farmhouse, dating back to the 17th century and imbued with a warm and welcoming period charm throughout. Generously proportioned rooms enjoy magnificent south-facing views, while the heart of the home-a classic farmhouse kitchen with Aga-sets the scene for a true country lifestyle. The living room exudes a quiet elegance, its period features enhanced by the soft glow of a wood-burning stove, creating a space both comforting and full of timeless character.

Upstairs, the three comfortable double bedrooms and house bathroom continue the home's character throughout, featuring exposed wooden beams. The bathroom suite comprises a WC, vanity wash hand basin, and step-in shower-beautifully combining rustic charm with modern practicality.

Outside, beautifully tended gardens and a former cart shed further enhance the appeal of this inviting family home, steeped in history and rural heritage.





Yew Tree Cottage

Yew Tree Cottage is a charming home that offers a delightful blend of comfort and character, featuring two inviting reception rooms ideal for relaxing or entertaining guests. One of these reception rooms boasts a wood-burning stove, adding a touch of traditional warmth and creating a cosy retreat on cooler days. The well-equipped kitchen provides ample space for culinary pursuits, while upstairs you'll find two spacious double bedrooms and a single bedroom perfect for family living. Outside, the property enjoys both lawned and stoned gardens, offering a picturesque setting for outdoor dining, gardening, or simply unwinding amidst the peaceful surroundings.





The Dwelling

Created within the original farmhouse, this delightful dwelling offers flexible accommodation. A spacious living room with superb views provides a welcoming space to relax, complemented by a well-equipped kitchen, shower room, and a double bedroom. Perfect for guests, extended family, or as a holiday let.



Orchard Cottage

Orchard Cottage effortlessly blends modern convenience with rural charm. The contemporary kitchen opens into a bright and welcoming living room, while the bedroom and stylish shower room provide comfort and privacy ideal for visitors or as a self-contained rental opportunity.





Outbuildings

The property boasts truly substantial and extensive barns and former shippons. The main barn has recently benefitted from a newly installed traditional lakeland slate roof. Subject to planning, these outbuildings offer immense potential for residential conversion perhaps creating larger dwellings or allowing the farmhouse to be fully reinstated within its original footprint. The barns as a whole present exciting possibilities for substantial equestrian, residential, or agricultural development.



Outside

Yew Tree Farm extends across approximately 73 acres (29.545 hectares) of meadow and pasture, gently rolling down from gorse-topped grazing land to embrace the tranquil beauty of the surrounding countryside. Each field and boundary is defined by traditional Lakeland stone walls and mature hedgerows, adding to the property's authentic rural character.

This estate is perfectly suited for buyers seeking seclusion, the opportunity to generate income, or the potential for substantial development.

Each property within the farm benefits from private gardens at the front, offering pleasant and secluded outdoor spaces ideal for relaxation. Ample driveway parking is available throughout the farm, accommodating multiple vehicles, while Yew Tree Farm itself enjoys the added convenience of a dedicated garage.



Important Information

Tenure:
Freehold.

Council Tax Band:
Yew Tree Farm: Westmorland and Furness Council - Band D.
Yew Tree Cottage: Westmorland and Furness Council - Band E.
The Dwelling: Westmorland and Furness Council - Band A.
Orchard Cottage: Westmorland and Furness Council - Band A.

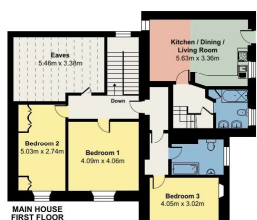
Services:
Mains electricity, private drainage, private water supply from a spring and LPG Heating, B4RN Broadband available.

Energy Performance Certificate:
The full Energy Performance Certificate is available on our website and also at any of our offices.

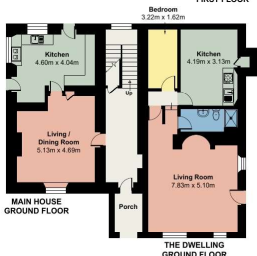
Viewings:
Strictly by appointment with Hackney & Leigh Kendal Office.

What3Words:
//evolution.rebirth.laying

Directions:
From Junction 36 off the M6, take the A591 by-passing the market town of Kendal, at Plumgarths roundabout high above the town you take the B5284 signposted to Hawkshead Via Ferry. Follow the road along passing the Sun Inn, then shortly after passing Crook Memorial Hall on your left, take the first turn right. Take the turn and proceed over the cattle grid and follow the lane up past surrounding fields and Yew Tree Farm is situated at the top.



ORCHARD COTTAGE FIRST FLOOR



THE DWELLING GROUND FLOOR

Yew Tree Farm House



ORCHARD COTTAGE SECOND FLOOR

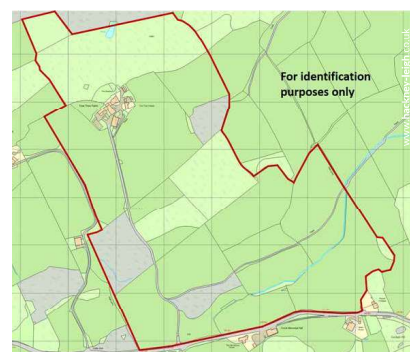
Yew Tree Cottage



YEW TREE COTTAGE GROUND FLOOR



YEW TREE COTTAGE FIRST FLOOR



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**HACKNEY
& LEIGH**

Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Kendal office:

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