Yew Tree Cottage, Over Hall Road, Ireby
Asking Price £295,000
An increasingly rare opportunity to purchase a traditional cottage with delightful gardens and grounds situated within the hamlet of Ireby conveniently placed for the neighbouring villages, the market town of Kirkby Lonsdale, the Yorkshire Dales National Park and road links to the M6.
Formerly the old smithy, Yew Tree Cottage is an excellent example of a traditional semi-detached cottage privately situated amidst true cottage style gardens and grounds at the end of a driveway within the hamlet of Ireby which is conveniently placed for many amenities available the neighbouring villages of Leck, Cowan Bridge and Burton in Lonsdale which have thriving communities. There is a café at the bottom of the road, a tea room in Cowan Bridge and an excellent community store at Burton-in-Lonsdale with the market town of Kirkby Lonsdale, the Yorkshire Dales National Park and the M6 all being within easy reach.

The well proportioned accommodation, which retains many period features, briefly comprises an entrance hall, sitting room, breakfast kitchen and dining room to the ground floor and three bedrooms and a family bathroom to the first floor. The property benefits from double glazing to the most part and electric heating.

Outside offers true cottage style gardens and grounds with outbuildings and off road parking.

Yew Tree Cottage also has the added advantage of being within the catchment area for Queen Elizabeth School in Kirkby Lonsdale and with the village itself being connected to the ultra fast B4RN internet network.

**GROUND FLOOR**

**PORCH**
6’ 1” x 3’ 10” (1.86m x 1.19m)
Single glazed door, two single glazed windows, fitted shelf.

**ENTRANCE HALL**
6’ 4” x 3’ 6” (1.94m x 1.07m)
Built in cupboard.

**BREAKFAST KITCHEN**
15’ 6” x 7’ 9” (4.74m x 2.38m)
Three double glazed windows with one having a window seat, electric panel heater, multi fuel stove to feature fireplace, base and wall units, stainless steel sink, space for cooker with extractor hood over, space for fridge, plumbing for washing machine, fitted bench, exposed beams, tiled splash backs, tiled flooring.

**SITTING ROOM**
15’ 5” max x 12’ 0” (4.72m x 3.67m)
Two double glazed windows with one having a window seat, electric storage heater, multi fuel stove to feature fireplace, fitted shelving, exposed beams, wall lights, telephone point.

**DINING ROOM**
15’ 5 max” x 10’ 6 max” (4.7m x 3.2m)
Single glazed door, electric storage heater, exposed stone feature wall, spiral staircase to first floor, feature alcove, solid wood flooring.
<table>
<thead>
<tr>
<th>Floor</th>
<th>Area</th>
<th>Features</th>
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<tbody>
<tr>
<td><strong>FIRST FLOOR</strong></td>
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<tr>
<td><strong>LANDING 1</strong></td>
<td>3’ 6” x 3’ 3” (1.07m x 1.00m)</td>
<td>Decorative beams, feature shelf, wood flooring.</td>
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<tr>
<td><strong>BEDROOM</strong></td>
<td>11’ 4” x 9’ 1” (3.46m x 2.77m)</td>
<td>Double glazed window, electric storage heater, built in wardrobe, mezzanine with drop down ladder, exposed beams.</td>
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<tr>
<td><strong>LANDING 2</strong></td>
<td>13’ 8 max” x 4’ 11 max” (4.17m x 1.5m)</td>
<td>Double glazed window, electric storage heater, exposed beams.</td>
</tr>
<tr>
<td><strong>BEDROOM</strong></td>
<td>12’ 6 max” x 10’ 8 max” (3.81m x 3.25m)</td>
<td>Double glazed window, electric storage heater, built in wardrobe, loft access.</td>
</tr>
<tr>
<td><strong>BATHROOM</strong></td>
<td>10’ 8 max” x 7’ 10 max” (3.25m x 2.39m)</td>
<td>Double glazed window, electric towel rail, three piece suite in white comprises W.C. wash hand basin to vanity and bath with tiled splash back and electric shower over, built in airing cupboard housing hot water cylinder, wall lights, extractor fan, part tongue and groove to walls, painted floorboards.</td>
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<tr>
<td><strong>WORKSHOP</strong></td>
<td>11’ 2” x 7’ 11” (3.42m x 2.42m)</td>
<td>Timber door, single glazed window, light and power, fitted shelving, space for freezer.</td>
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<tr>
<td><strong>STORE</strong></td>
<td>11’ 0” x 7’ 9” (3.37m x 2.37m)</td>
<td>Timber door, two single glazed windows, lighting.</td>
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**OUTSIDE**
The Cottage grounds, which are very private, are accessed via a private driveway which runs alongside a stream to the gated entrance. There is a traditional outbuilding which includes a workshop and a store. The front of the house has a generous patio area which is part paved and gravelled and is bordered by mature trees and shrubs. The side of the property offers a greenhouse, shed, potting area, vegetable plot and a pond and continues through an archway to the rear of the cottage which offers delightful lawned gardens and a paved seating area which overlooks a larger pond. There is also an external water supply.

**SERVICES**
Mains electricity, mains water, mains drainage.

**COUNCIL TAX BANDING**
Band D - as shown on the Valuation Office website.
Important Notice

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DIRECTIONS
Leave Kirkby Lonsdale in the direction of Skipton. Pass through Cowan Bridge and continue to take the next left turn to Ireby. Proceed into the Hamlet and turn right across the bridge in to Over Hall Road then immediately turn left onto the driveway to Yew Tree Cottage.