



Dee Atkinson & Harrison

FAIRWAYS, THORNHOLME, NR BRIDLINGTON, EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS

'FAIRWAYS' THORNHOLME EAST YORKSHIRE YO25 4NN

£750,000

**Bridlington 5 miles | Driffield 8 miles
Scarborough 19 miles | Hull 25 Miles | York 36 miles**

DESCRIPTION

Fairways is one of those properties that you could easily dismiss at first glance, but what it lacks in curb appeal, it more than makes up for when you take a closer look. Its immaculately presented accommodation extends to over 3,260 sq ft (303 sq m). It includes five bedrooms, three en-suite bathrooms, five reception rooms, a bar/games room, and a fully equipped cinema room. The outside space is also packed with many features, including the extensive brick set parking area, a double garage, an outdoor kitchen, pergola covered dining area, a pond, and a log cabin offering additional one-bedroom accommodation and a hot tub deck. But it doesn't stop there. Hidden away at the rear of the site is a large commercial building with planning consent for light industrial use. It is perfect for anyone looking to run a business, motor enthusiasts, engineers, or anyone needing storage and workshop space.

Location

Thornholme is a small linear village located on the A614 Driffield to Bridlington Road, approximately 5 miles from Bridlington and 8 miles from Driffield.

Driffield and Bridlington offer excellent shopping facilities, including national stores such as W H Smiths, Boots, Tesco's, Morrisons, Aldi, Lidl and Iceland Foods, to name but a few. Sport and entertainment are well catered for, with well-supported clubs offering excellent facilities for rugby, cricket, football, golf, hockey and tennis. Town and surrounding villages provide a host of pleasant pubs and eating houses. Visitors are always impressed by the friendliness and hospitality the local residents provide.



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Accommodation

Ground Floor Entrance Hall

This large entrance features an ornamental fireplace, covered radiator, under stairs storage cupboard, composite front entrance door, coving to the ceiling and staircase leading off.

Inner Hall

With covered radiator, coving to the ceiling, half-panelled walls and doors leading off to:

Living Room

It has a large log burner set within a rustic brick fireplace, inset ceiling spotlights, a TV aerial point and a radiator.

Family Room

This generously proportioned living area is open-plan to the kitchen and features a rustic brick fireplace that houses a log burner and creates a focal point for the room. Four Velux roof lights make the living space light and airy, and inset spotlighting and three wall lights provide a cosy atmosphere in the evening. There is also a TV aerial point, half-height panelling on the walls, coving on the ceiling, and two radiators.

Kitchen

Fitted with a comprehensive range of units with solid wood block work surfaces. The units include base, wall, drawer and glazed display units. Belfast sink with mixer tap, concealed worktop lighting, Rangemaster oven with extractor canopy over, integrated dishwasher and fridge freezer, kick space LED lighting, two Velux roof light windows, inset ceiling spotlights, breakfast bar and solid oak flooring.

Dining Room

With ornamental fireplace and mantel, featured panelling to the walls, radiator and coving to the ceiling.

Laundry Room

With base and wall units, wood block worktops, plumbing for an automatic washing machine and space for a tumble dryer. There is also a single radiator with clothes drying

rails over.

Rear Entrance Lobby

With a covered radiator, coat hooks and shoe rack.

Games Room

This wonderful entertaining space includes a fitted bar with four bar stools, a pool table with light over, a dart board, inset ceiling spotlights, half-panelled walls, coving to the ceiling, a radiator, and double French doors opening to the courtyard. Double doors also open into the cinema room.

WC

With low-level WC, wash hand basin and half-panelled walls.

Cinema Room

Fully equipped with a motorised projector screen, surround sound speakers and amplifier, HD projector, four seater electric reclining seats, mood lighting, inset ceiling lights, four wall lights, and two radiators.

Bedroom Five

With radiator, TV aerial point and coving to the ceiling.

En-Suite Shower Room

With a large shower tray, vanity wash hand basin and low-level WC. Inset ceiling spotlights, chrome heated towel rail and Cleveland slate floor tiles.





First Floor

Landing

With two radiators (one covered), inset ceiling spotlights and coving to the ceiling.

Master Bedroom

This large master suite provides ample room for wardrobes and includes inset ceiling spotlights, radiator and TV aerial point.

En-Suite Shower Room

It has a large shower tray, low-level WC, vanity wash hand basin, half-height panelling to the walls, chrome heated towel rail, inset ceiling spotlights, and a Velux roof light window.

Bedroom Two

With radiator and coving to the ceiling.

En-Suite Shower Room

With a large shower tray, low-level WC, vanity wash hand basin, half-height panelling to the walls, radiator, inset ceiling spotlights, and an extractor fan.

Bathroom

Fitted with a four-piece suite including a freestanding bath on feet with mixer taps, low-level WC, vanity wash hand basin, and a shower cubicle. Chrome heated towel rail, Velux roof light window, inset ceiling spotlights, and half-height panelling.

Bedroom Three

With covered radiator, inset ceiling spotlights and coving to the ceiling.

Bedroom Four

With covered radiator, inset ceiling spotlights and coving to the ceiling.

Outside

The property is approached via a private block-set drive with double electric gates opening into the large parking and turning area suitable for several cars and a motor home. The drive also gives access to a double garage with a roller shutter door, power and light connected, and a personal door. The drive then continues to the rear of the site, where the commercial building is located.



Double hand gates open from the drive into a well-screened and fully enclosed garden that includes a large brick set patio immediately to the rear of the house, with an outdoor kitchen including a built-in barbeque, pizza oven and a charcoal BBQ grill. Beyond this area lies a large area of lawned garden that features a large pergola, a fish pond, and a further paved patio. A paved pathway leads up to the top of the garden, where the log cabin is located.

Log Cabin

Previously used as an outdoor office, the vendors have started converting this large building into a one-bedroom cabin that will include a living room (15'3" x 13') with kitchen area, a double bedroom (9'9" x 9' min) and an en-suite bathroom (5'10" x 5'11"). To the front of the cabin is a large deck on which stands a Hot Tub. When completed, this building provides an opportunity for short-term rental or use by guests and dependent family members.

Commercial Yard

The property also includes a large commercial building with planning consent for light industrial use. The commercial yard and buildings are well-screened from the house and garden and include:

Workshop 1 (1,160 sq ft)

23'7" x 49'3" with roller shutter door, single personal door and double access door. This workshop interconnects with:

Workshop 2 (690 sq ft)

28'3" x 23'4" with roller shutter door and steps up to the mezzanine storage area.

To the front of the workshops is a large concrete storage yard and a second wooden cabin.

Services

All mains services are connected to the property, but none of the services have been tested. The property benefits from a comprehensive security alarm system, including CCTV. Central heating is from a gas-fired boiler.

All windows are double-glazed in uPVC frames.

Energy Performance Certificate

The property has a good EPC rating of C(74).

Tenure

Freehold with vacant possession upon completion.

Viewing

Strictly by appointment through the sole agents on 01377 241919.

Council Tax & Business Rates

Council tax is payable to East Riding of Yorkshire Council, and the property is listed in council tax band D. Council tax bands can be reassessed after a property's sale. The commercial buildings and yard are rated for business rates. The current rateable value is £6,900, although depending on the circumstances of the occupier, it may qualify for Small Business Rate Relief, under which there is the opportunity for occupiers to claim up to 100% relief against business rates in certain circumstances.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		74 C	82 B

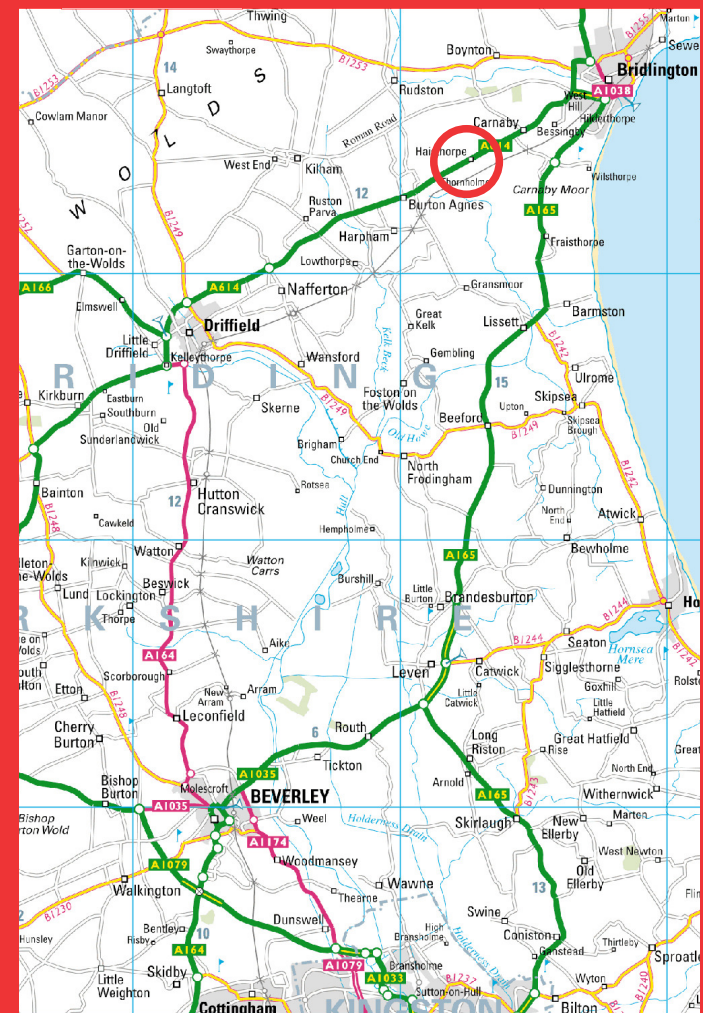
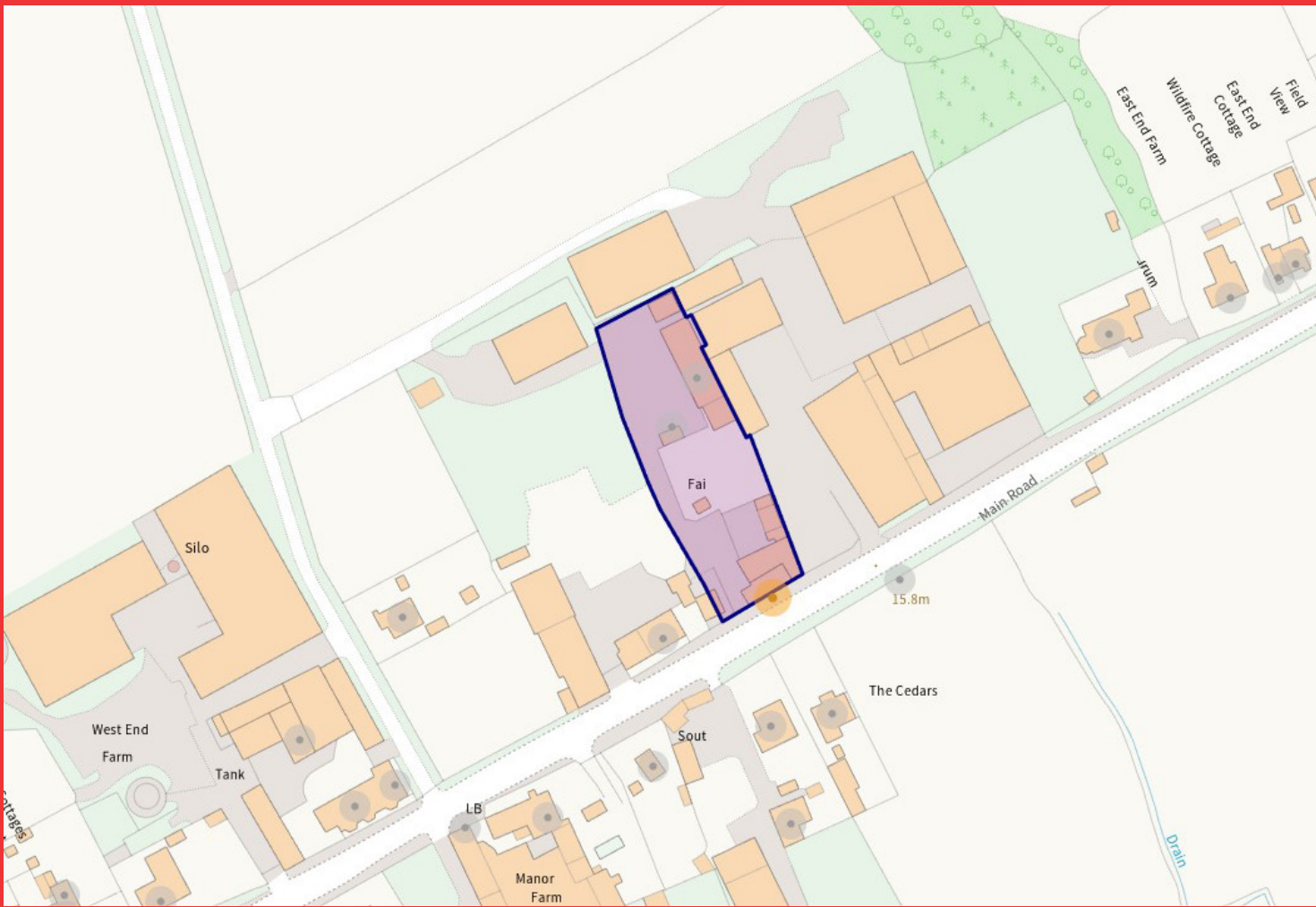
Ground Floor

Approximate total area⁽¹⁾

3261.9 ft²

303.04 m²







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