

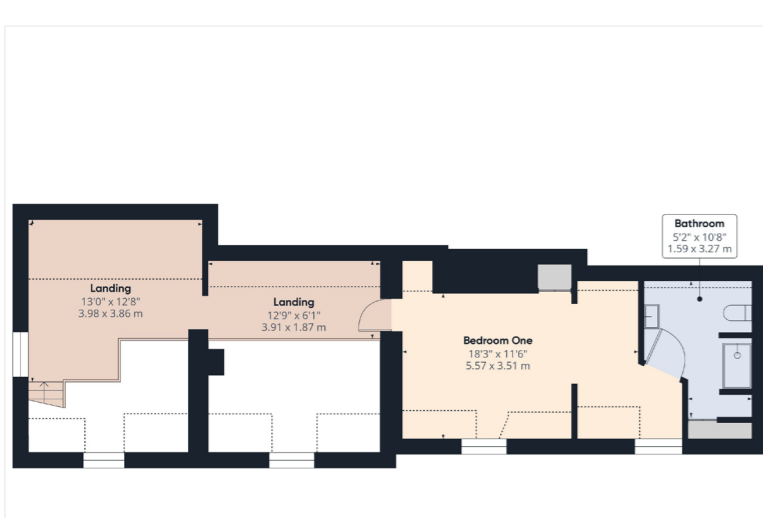
Dee Atkinson Harrison

Approximate total area\*  
768.22 sq ft  
71.37 sq m

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

DIRAFPE360



Dee Atkinson Harrison

Approximate total area\*  
548.07 sq ft  
51.01 sq m

Reduced headroom  
178.9 sq ft  
16.52 sq m

(1) Excluding balconies and terraces

Reduced headroom  
Below 5'0" to 5'6"

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DIRAFPE360



# Asking Price Stable Cottage, Highfield Mews, Driffield, YO25 5HG

## £299,950

**SERVICES**  
Understood to all be connected to mains. Mains gas, water and electric.

**TENURE**  
The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

**VIEWING**  
Strictly by appointment with the sole agents on 01377 241919.

**FREE VALUATION**  
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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

56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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# Dee Atkinson & Harrison



# Stable Cottage, Highfield Mews, Driffield, YO25 5HG

## DESCRIPTION

This truly is a special property which we are proud to bring to the market. Tucked away near the grounds of Highfield House, Stable Cottage is a two bedroom property which dates back to the 1800's. Converted from the original stables in the early 2000's, each piece of this home has been carefully thought out and crafted to utilise all the space it has to offer. Offering a wealth of character with the vaulted ceilings and exposed beams, viewings are essential to fully enjoy and appreciate this remarkable home.

The property briefly comprises:- entrance into the kitchen, lounge, dining room, hallway to the second bedroom and bathroom. To the first floor is another bedroom with en-suite. There is a garage and car port with off street parking.

## LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.

## THE ACCOMMODATION COMPRISES: ENTRANCE INTO:

### KITCHEN- 12'8 (3.87m) x 15'6 (4.73m)

Cottage style kitchen with vaulted ceiling, window to the front aspect, exposed beams, stairs leading to the mezzanine, log burning stove with brick surround, tiled splash back, a range of wall and base units with island and feature brick wine rack, one and a half sink with drainer unit, space for fridge/freezer, plumbing for dishwasher and washing machine, eye-level electric oven, gas hob, extractor fan, stone flooring and power points. There is also an understairs storage cupboard.

### LOUNGE- 12'9 (3.91m) x 15'5 (4.70m)

Cosy and spacious with vaulted ceiling, windows to the front aspect, exposed beams, dual aspect log burning stove with exposed brick surround and stone hearth, wood flooring, radiator, TV point and power points.

### DINING ROOM- 12'10 (3.93m) x 11'11 (3.64m)

Light and bright dining space with window to the front aspect, exposed beams, dado rail, laminated wood effect flooring, radiator and power points.

### HALLWAY- 18'4 (5.61m) x 2'9 (0.86m)

Built in storage cupboard housing the gas boiler, wall lighting and laminated wood effect flooring.

### BEDROOM TWO- 13'4 (4.08m) x 8'10 (2.70m)

Spacious double bedroom with window and stable door to the front aspect, exposed beams, fitted carpets, radiator and power points.

### BATHROOM- 8'9 (2.68m) x 5'10 (1.80m)

Very well presented and upgraded bathroom with panelled walls, three piece traditional bathroom suite comprising:- low flush WC, sink with pedestal, free standing bath, laminated

wood effect flooring, heated towel rail and extractor fan.

## FIRST FLOOR MEZZANINE LANDING

The landing runs across the majority of the housing leading to the second bedroom and en-suite. The current vendors use a portion of it as a study area. There are vaulted ceilings, windows to the side and front aspect, velux windows to the rear, exposed beams, fitted carpets, radiator and power points.

### BEDROOM ONE- 18'3 (5.57m) x 11'6 (3.51m)

Beautifully appointed throughout offering a spacious double bedroom with velux window to the rear, additional windows to the front, exposed beams, built in wardrobes, access to the eaves, fitted carpets, radiator and power points.

### SHOWER ROOM- 5'2 (1.59m) x 10'8 (3.27m)

Velux window to the rear aspect, partially tiled walls, three piece traditional bathroom suite comprising:- low flush WC, sink with pedestal, fully tiled shower cubicle, tiled flooring, radiator and extractor fan. There is also built in shelving and access to the eaves.

## FRONTAGE

The front of the property has been impeccably maintained and made into a lovely area which the vendors have utilised the space by planting potted plants and growing fruit and vegetables. It is surrounded by a picket fence with gate.

## GARAGE

Single garage with up and over door, power and lighting.

## PARKING

There is a oak-timber framed car port which has been added by the current vendor enough for one car.

