



Dee Atkinson & Harrison

SHAYNE END, NORTH BACK LANE, KILHAM, YO25 4RX **EAST YORKSHIRE**

CHARTERED SURVEYORS & ESTATE AGENTS



SHAYNE END, NORTH BACK LANE, KILHAM, YO25 4RX

**Offers In The Region Of
£575,000**

**Driffeld 6 miles | Beverley 17 miles
Hull 27 Miles | Bridlington 8 miles**

Shayne End is a highly individual detached family house standing on a plot of approximately 1.1 acres that includes a former piggery. The property offers an opportunity for a change of use to suit a buyer's needs (subject to planning consent). This could include storage (caravans, mobile homes and containers) or tourist-related use (glamping pods and or caravan site).

The house provides 3,350 sq ft of accommodation, including the garage, and has been generally well maintained. However, an ingoing purchaser might want to change the bathroom fittings and redecorate to their own taste. The property benefits from oil central heating, UPVC double glazing, and 16 solar panels. This extremely spacious and versatile property must be viewed to be fully appreciated.



LOCATION

Kilham is nestled in the heart of the Wolds and boasts a range of local amenities including a garage/village shop, a public house and a primary school. Kilham lies just 6 miles from Driffeld and 8 Miles from Bridlington.

The Accommodation comprises

THE ACCOMMODATION COMPRISES:-

GROUND FLOOR

PORCH

With a tiled floor.

ENTRANCE HALL

A grand entrance with an open tread dog-leg staircase leading off to a galleried landing. (The stair lift can be removed or retailed if required.), storage cupboard, exposed brick wall, coving to the ceiling.

LOUNGE

This large living space features an exposed brick fireplace with open fire and tiled hearth, recess for a TV, coving to the ceiling, full height picture window, two double radiators, TV point and four wall lights.

CONSERVATORY

An excellent add on to the property overlooking the garden with double doors to the rear windows to all sides, ceramic tiled floor, radiator and wall light points.

STUDY/OFFICE

Versatile reception room with window to the front aspect, wood panelled ceiling, radiator, telephone point and power points.

DINING ROOM

Another spacious reception room with coving to the ceiling, dado rail, radiator and a wall light point.

OPEN PLAN KITCHEN/BREAKFAST AREA

A high gloss modern kitchen with a range of wall, drawer and base units, composite granite worktop, tiled splashback, inset one and a half bowl sink with mixer tap, freestanding American style fridge/freezer, integrated dishwasher, double oven and

ceramic hob with extractor hood over, coving to the ceiling, inset spotlights, tiled flooring, radiator, and a double radiator.

UTILITY ROOM

With a rear entrance door, tiled splashback, a range of wall, larder and base units, space for fridge/freezer, plumbing for washing machine, tiled flooring, radiator, and power points.

HOME OFFICE/BEDROOM FIVE

Fitted with an extensive range of oak units including cupboards and drawers, desk recess, book shelves, coving to the ceiling and telephone point.

BATHROOM

With a four-piece suit including an encased bath, low flush WC, sink with pedestal, and shower cubicle. Radiator and fully tiled walls.

FIRST FLOOR LANDING

A gallery landing with wrought Iron balustrade, radiator thermostat for the heating, coving to the ceiling and a built-in cupboard.

MASTER BEDROOM

This generous bedroom is fully fitted with a range of custom wardrobes and a matching knee-hole dressing table, two double radiators and power points.

EN-SUITE

Window to the rear aspect, inset spotlights, three-piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, chrome-heated towel rail, and extractor fan.

BEDROOM TWO

Double bedroom with radiator, fitted wardrobes,

knee-hole dressing table and drawers. TV point and coving to the ceiling.

BEDROOM THREE

Double bedroom with radiator, fitted wardrobes, knee-hole dressing table and drawers. TV point and coving to the ceiling.

BEDROOM FOUR

With a radiator and coving to the ceiling.

BATHROOM

With inset spotlights, four-piece bathroom suite comprising:- encased bath low flush WC, sink with pedestal, shower cubicle, chrome-heated towel rail, fully tiled walls and floor.

GARDEN

The property is set well back from the road, giving good privacy to the good-sized, mainly lawned garden. A double-width private drive leads to the attached single garage and down the side to access the former piggery at the rear of the plot. The rear garden is also a very good size with lawn and gravelled area planted with shrubs and plants. A brick wall separates the formal garden from a tree belt beyond which lies a further lawn area.

GARAGE

Single garage with powered roller shutter door, floor-standing oil boiler and tank, two pedestrian doors and an inverter for the solar panels.

FORMER PIGGERY

Located at the rear of the site, screened from the house by mature trees, the buildings have not been used for pig rearing for many years. They now provide an opportunity for change of use to various purposes



(subject to planning consent). This could include storage (caravans, mobile homes and containers) or tourist-related use (glamping pods and or caravan site). They might also appeal to anyone running a business from home if converted to workshops.

AGENTS NOTE

Some of the buildings have previously been assessed for the presence of white asbestos and this has been confirmed. The assessment and quote for removal was carried out in 2022 by Clifford Watts in the sum of £38,960 plus VAT for the cost of demolishing and clearing the pig buildings including the concrete base but retaining the mono pitch BUILDING ON THE eastern boundary which is in relatively good order and could be retained.

TENURE

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

SERVICES

Understood to all be connected to mains. Mains water and electric. The property also benefits from solar panels and drainage is to a ventilated septic tank.

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COUNCIL TAX BAND

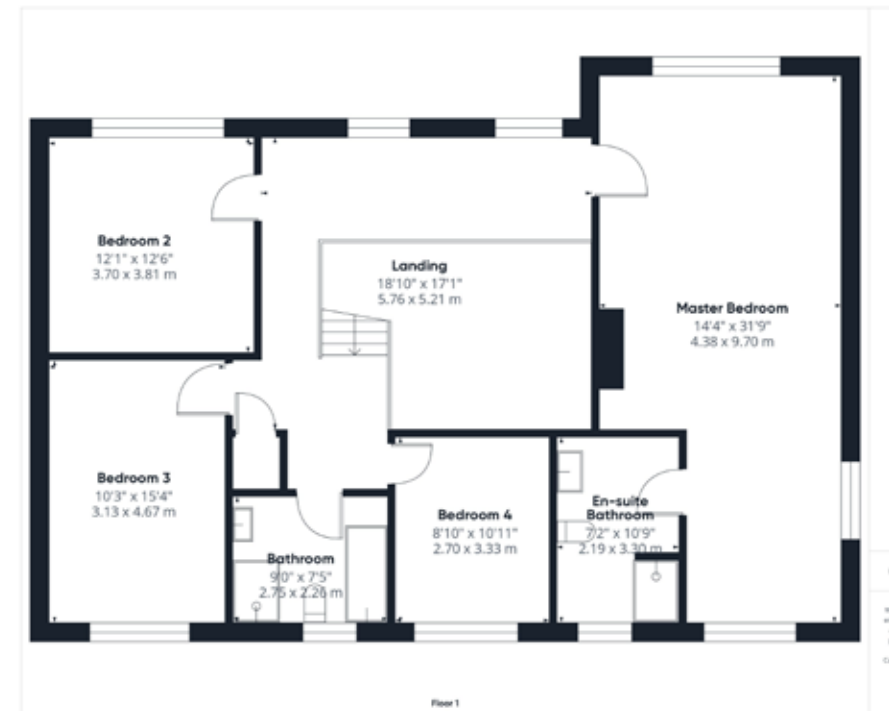
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band F.

VIEWING

Strictly by appointment with the sole agents.











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