



Dee Atkinson & Harrison

THE OLD VILLAGE SHOP, RUDSTON, YO25 4UB **EAST YORKSHIRE**

CHARTERED SURVEYORS & ESTATE AGENTS



THE OLD VILLAGE SHOP RUDSTON, DRIFFIELD YO25 4UB Offers In Region Of £450,000

Beverley 14 miles
| Hull 23 Miles | York 28 miles

Quirky yet stylish, this beautiful period property is not one to miss. The Old Village Shop is a four double bedroom link detached house which is situated in a sought after village location. The property stands proud on a lovely plot and is deceptively spacious from the outside. The current owners have drastically improved it throughout and have created a modern yet cosy cottage feel. Not only is the property impressive, it also boasting a one bedroom holiday cottage to the rear of the plot which would be ideal for an Airbnb.

The property briefly comprises:- entrance hall, living area, kitchen/breakfast area, office, utility room, shower room, hallway leading to an additional dining/snug area. To the first floor landing is four bedrooms and family bathroom. Large garden to the rear with detached garage and off street parking with access to a secluded self contained one bedroom cottage which sits to the rear with its own outside space. The cottage has kitchen/diner/lounge, bedroom and shower room.

LOCATION

Rudston is situated between Driffield and Bridlington approximately 6 miles west of Bridlington, and lies on the B1253 road. 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. The Gypsy Race (an intermittent stream) runs through the village, which lies in the Great Wold Valley. The Rudston Monolith stands in the Rudston Parish Church of All Saints. At over 25 feet tall, it is the tallest standing stone in England, and gave the village its name.



ENTRANCE

Door to the front aspect, coving, stairs leading to the first floor landing, fitted carpets and radiator.

OPEN PLAN LIVING AREA- 11'8 (3.58m) x 11'3 (3.43m)/15'3 (4.67m) x 11'6 (3.51m)

A spacious and bright living area which is split into two sections with window to the front aspect, coving, picture rail, wall lighting, two electric fireplaces with surround, understairs storage cupboard, wooden flooring, radiators, TV point and power points. This space leads to:

KITCHEN/BREAKFAST AREA- 15'6 (4.73m) x 14'3 (4.35m)

Modern and sleek kitchen with window to the rear aspect, inset spotlights, coving, a range of wall and base units with island and separate breakfast bar, one and a half sink with drainer unit, space for American fridge/freezer, integrated dishwasher, Rangemaster style oven and gas hob with extractor hood, vinyl flooring, radiator and power points.

DINING/SNUG AREA- 12'8 (3.88m) x 11'2 (3.43m)/13'2 (4.03m) x 11'4 (3.47m)

Another large reception area which is versatile. The current vendors are using the space as a dining/snug room with window to the front aspect, coving, fitted carpets, radiator and power points.

OFFICE- 5'8 (1.75m) x 9'6 (2.92m)

An conservatory extension to the property which is currently used as an office space with sliding door to the side aspect, window to the side and rear aspect and power points.

UTILITY ROOM- 5'1 (1.57m) x 11'11 (3.63m)

Window to the rear aspect, skylight, built in

storage, plumbing for washing machine, space for dryer and power points.

HALLWAY- 7'6 (2.31m) x 6'0 (1.84m)

Built in shelving, vinyl flooring and power points.

SHOWER ROOM- 7'6 (2.31m) x 5'7 (1.72m)

Opaque window to the rear aspect, three piece bathroom suite comprising:- low flush WC, sink with pedestal and tiled splash back, walk in shower, heated towel rail and extractor fan.

FIRST FLOOR LANDING

Window to the front aspect, coving, fitted carpets, radiator and power points.

BEDROOM ONE- 15'4 (4.68m) x 9'8 (2.96m)

Window to the rear aspect, coving, built in wardrobes, cast iron feature fireplace, fitted carpets, radiator and power points.

BEDROOM TWO- 14'8 (4.47m) x 9'3 (2.84m)

Window to the front aspect, coving, built in wardrobes, cast iron feature fireplace, fitted carpets, radiator and power points.

BEDROOM THREE- 12'0 (3.67m) x 11'6 (3.51m)

Window to the front aspect, coving, laminated flooring, radiator and power points.

BEDROOM FOUR- 11'1 (3.39m) x 11'4 (3.48m)

Window to the rear aspect, coving, built in storage cupboards, fitted carpets, radiator and power points.

BATHROOM- 6'0 (1.84m) x 6'7 (2.03m)

Opaque window to the rear aspect, partially tiled walls and wet wall panelling, three piece bathroom suite comprising:- low flush WC,

sink with vanity unit and mixer tap, panelled bath with over head shower attachment, vinyl flooring, heated towel rail and extractor fan.

GARDEN

North facing garden which is mainly laid with lawn, patio area to the immediate rear, patio area to the outside of the annex, planted flower and shrubs with gravelled area. There is a gate to the rear allowing access to the driveway.

THE COTTAGE

There is a detached one bedroom cottage which sits in the garden and is current tenanted out on a Assured Short Hold Tenancy (AST) at £650 per month. There is however, permission for tourism use also which would be great as an Airbnb. There is also a great opportunity to offer assisted living with other rental/income opportunities. It comprises of the following:

OPEN PLAN KITCHEN/DINER/LIVING AREA- 13'0 (3.97m) x 16'4 (5.00m)

French doors to the side aspect, window to the front and side aspect, stairs leading to the first floor landing, a range of wall and base units, tiled splash back, one and a half sink with drainer unit, space for fridge, plumbing for washing machine, electric oven, electric hob, extractor hood, electric log burner, tiled flooring, wall mounted electric radiator, TV point and power points.

FIRST FLOOR LANDING

Window to the side aspect, fitted carpet and power points.

BEDROOM ONE- 13'0 (3.96m) x 8'5 (2.58m)

Double bedroom with window to the side aspect, fitted carpets, wall mounted electric radiator and power points



BATHROOM- 8'9 (2.69m) x 4'8 (1.43m)

Tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, shower cubicle, vinyl flooring and extractor fan.

GARAGE

To the rear of the property is a detached garage with off street parking. Up and over door with power and lighting.

PARKING

Off street parking for two/three cars.

SERVICES

Understood to 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 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 'C'.

EPC

This property's energy rating is TBC.

VIEWING

Strictly by appointment with the sole agents.

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 clients.







