



Dee Atkinson & Harrison

CURLEW HOUSE, MAIN STREET, FRIDAYTHORPE, YO25 9RS EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS

'CURLEW HOUSE'

FRIDAYTHORPE, YO25 9RS

Offers In Region Of

£650,000

Beverley 19 miles

| Hull 27 Miles | York 19 miles

Proudly brought to the market and dating back to the 1800's, Curlew House is a remarkable five bedroom detached home located in a great village location. Brimming with history, character and charm, individual properties like this are rarely brought to the market. The property has undergone a huge renovation in which the current owners have reconfigured the floorplan. It has improved the flow throughout, whilst also extending to the rear creating a stunning family room and handy workshop, ideal for growing families or professionals who require plenty of at home work space. The property is set within approximately 0.33 acres and benefits from stables and a very generous garden. To fully experience both internal and external space, viewings are highly recommended.

The property briefly comprises:- entrance into a dining room, open plan kitchen with pantry, office, utility, WC, play room, snug, bar, lounge and workshop all to the ground floor. The first floor has primary bedroom with en-suite and dressing room, four additional good size bedrooms and family bathroom. There is a large garden to the rear with stables and car port.

LOCATION

Fridaythorpe is located in the East Riding of Yorkshire, on the A166 between Driffield and York. Located half way along The Yorkshire Wolds Way (set at the highest point) which offers spectacular views on a clear day, is a lovely village location within easy reach of Driffield, Pocklington, Malton and York. Local amenities include a public house, petrol station and public transport links.



ENTRANCE INTO:**DINING ROOM- 15'11 (4.85m) x 13'8 (4.18m)**

Door and window to the front aspect, exposed beams, stairs leading to the first floor landing, log burning stove with hearth, laminated flooring, radiator and power points.

KITCHEN- 25'8 (7.83m) x 7'0 (2.15m)

Open plan kitchen with door and window to the rear aspect, inset spotlight, exposed beams, a range of free standing units with Belfast sink, mixer tap with pull down hose, space for fridge/freezer, Belling farmhouse electric oven and hob with tiled splash back and extractor, stone flooring, radiator and power points.

PANTRY

A great storage space with built in shelving and lighting.

OFFICE- 12'4 (3.76m) x 15'5 (4.71m)

Spacious home office with window to the front aspect, exposed beams, exposed brick wall, laminated flooring, radiator and power points.

UTILITY ROOM- 8'11 (2.73m) x 6'5 (1.97m)

Window to the rear aspect, plumbing for washing machine, space for additional white goods, vinyl flooring, radiator and power points.

WC- 3'0 (0.93m) x 6'5 (1.97m)

Low flush WC, water tank, laminated flooring and extractor fan.

PLAY ROOM- 12'7 (3.84m) x 13'1 (3.99m)

Another versatile space with window to the front aspect, exposed beam, open fireplace with brick surround and mantle piece,

laminated flooring, radiator and power points.

SNUG- 13'1 (3.99m) x 13'6 (4.13m)

Window to the front aspect, exposed beams, cast iron open fireplace with surround, hearth and mantle piece, radiator and power points.

BAR- 13'2 (4.03m) x 6'11 (2.12m)

Cosy indoor bar area with exposed beams and brick, worktop with space for fridge and freezer, breakfast bar, tiled flooring and power points.

LOUNGE- 15'10 (4.84m) x 23'3 (7.09m)

An extension to the original footprint of the property with Bi-Folding doors to the side aspect leading out to the garden, velux windows to the side aspect flooding the room with natural light, log burning stove, solid oak flooring, radiator, TV point and power points.

WORKSHOP- 15'10 (4.84m) x 14'8 (4.49m)

Handy workshop or storage room with door and window to the side aspect, additional window to the rear aspect, vinyl flooring, radiator and power points.

FIRST FLOOR LANDING- 15'9 (4.81m) x 4'6 (1.39m)

Coving, fitted carpets and power points. This takes you to two of the bedrooms.

BEDROOM ONE- 13'3 (4.05m) x 13'8 (4.18m)

Double primary bedroom with window to the front aspect, wall lighting, fitted carpets, radiator and power points.

DRESSING ROOM- 7'0 (2.13m) x 7'2 (2.19m)

Separate dressing room with fitted carpets, radiator and power points.

EN-SUITE- 5'11 (1.81m) x 6'10 (2.09m)

Inset spotlights, fully tiled walls, sink with pedestal and mixer tap, shower cubicle, vinyl flooring, heated towel rail and extractor fan.

HALLWAY- 18'1 (5.52m) x 7'3 (2.23m)

Leading to a further three bedrooms with windows to the rear aspect, exposed beams, wall lighting, storage cupboard, fitted carpets, radiator and power points.

BEDROOM TWO- 13'6 (4.13m) x 13'6 (4.13m)

Another double bedroom with window to the front aspect, built in storage cupboard, fitted carpets, radiator and power points.

BEDROOM THREE- 12'6 (3.82m) x 13'9 (4.20m)

Double bedroom with window to the front and side aspect, fitted carpets, radiator, TV point and power points.

BEDROOM FOUR- 12'6 (3.81m) x 8'10 (2.70m)

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

BEDROOM FIVE- 11'7 (3.53m) x 6'11 (2.13m)

Window to the rear aspect, exposed floorboard, radiator and power points.

BATHROOM- 7'10 (2.40m) x 8'6 (2.59m)

Opaque window to the side aspect, inset spotlights, three piece bathroom suite comprising:- low flush WC, sit on round counter top sink with mixer tap, free standing bath tub with mixer tap and shower attachment, laminated flooring, heated towel rail and extractor fan.

GARDEN

Fabulously situated at a North-Westerly



stance with patio area to the immediate rear of the property leading up to a large lawned area. There is also a greenhouse and planted trees and shrubs throughout and is fully secure with brick wall and fencing.

STABLES

There are two stables which are situated at the top end of the garden.

PARKING

Gated block paving off street parking with car port. Ample space for multiple cars as well as caravans or motor homes.

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 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'.

EPC

This property's energy rating is E.

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.







Ground Floor

Approximate total area⁽¹⁾
1723 ft²
160.2 m²

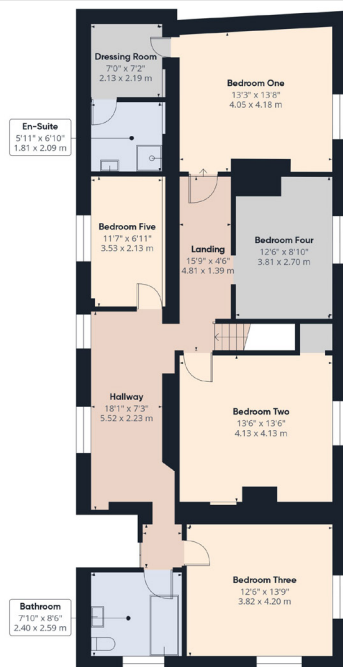
Reduced headroom
10 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5'10" 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 1

Approximate total area⁽¹⁾
1119 ft²
103.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



