



Dee Atkinson & Harrison

CHARTERED SURVEYORS & ESTATE AGENTS

BUCKROSE FARM, WEST END, KILHAM, EAST YORKSHIRE



**'BUCKROSE FARM'
KILHAM
EAST YORKSHIRE
YO25 4RR**

**Offers in the region of
£670,000**

**Driffield 5 Miles | Beverley 18 Miles
Scarborough 19 Miles | Bridlington 8 miles**

This delightful detached property has been developed from a traditional East Yorkshire farmhouse and an attached range of outbuildings, to create highly individual and versatile accommodation. There are three reception rooms, six double bedrooms and four bathrooms. A 29' kitchen features an Aga, granite worktops and a vaulted ceiling with exposed beams. Character features are prominent throughout and interested parties are strongly urged to make an internal inspection in order to fully appreciate the space and versatility of the accommodation provided.

Having been in the same ownership for over 30 years, it has more recently been tenanted and it would now benefit from redecoration and new floor coverings to some areas. This need has been factored into the asking price and it provides an opportunity to purchasers to decorate and finish to their own taste and style.

LOCATION

The property enjoys a quiet village location with open fields to the front. Located between the market town of Driffield and the seaside town of Bridlington. It occupies a superb fully walled and private garden of one-third of an acre.

The village of Kilham nestles on the Yorkshire Wolds, surrounded by rolling countryside. It offers a good range of local amenities including a shop, a popular public house and a primary school. Driffield is nearby, with a good railway link to both Scarborough and Hull. In the opposite direction, the Heritage coastline is within easy driving distance with several popular seaside resorts including Bridlington, Scarborough, Filey and Whitby.



Driffield is a traditional market town that earned its title as Capital of the Wolds by virtue of its central position within the county. The larger towns and cities of Bridlington, Beverley and York are all within easy travelling distance either by road, rail or bus. Driffield offers an excellent range of shopping facilities including national stores such as W H Smiths, Boots, Tesco's, Lidl and Iceland Foods.

Sport and entertainment are well catered for, with well supported clubs offering excellent facilities for rugby cricket, football, golf, hockey and tennis. Driffield has a modern Sports Hall with a swimming pool and multi gym plus a flood lit all weather sports field.

The Accommodation Comprises

Ground Floor

Entrance Hall

With staircase leading off, radiator, telephone point, exposed brick wall with feature alcove, burglar alarm, fully carpeted with wooden floorboards, smoke detector and door to:

Cloakroom

With low level WC, wash hand basin and extractor fan

Large Lounge

Cast iron Log burner set in a wooden surround and tiled hearth, TV point, two radiators, four wall light points, three picture light points and a smoke detector. Under the fitted carpet are wooden floorboards.

Dining Room / Small Lounge or Snug

With Log burner set in a wood surround and stone hearth, three wall light points, TV point, two radiators and beams to the ceiling. Under the fitted carpet are wooden floorboards.

Kitchen

Fitted with an extensive range of modern shaker style cream kitchen units including base and eye level cupboards with granite work surfaces over, glazed display units, plate rack, drawer units, inset one and a half bowl porcelain sink with mixer tap, integrated wine fridge and dishwasher, two oven oil fired Aga ceramic tiled flooring, island unit incorporating a breakfast bar, television aerial point, vaulted ceiling with exposed beams and spotlights,

French door to the garden, matching bench seat with storage drawers, walk in pantry cupboard, underfloor heating and LG American style fridge/freezer.

Rear Hall

With York Stone floor.

Utility Room

Fitted with a range of base and wall units, Belfast sink with mixer tap, tiled splash backs, space and plumbing for an automatic washing machine, oil central heating boiler, storage cupboard, tiled flooring.

Games/Play Room

With two radiators, spot lights to allow for pool/snooker table and surround sound for cinema experience, beams to the ceiling, Tv aerial point, ceramic tiled floor and double French doors to the garden.

Inner Hall

With staircase leading off, quarry tiled floor and cloak hooks.

On The First Floor

Landing

Accessed from the main entrance hall.

With airing cupboard housing the hot water cylinder, radiator, smoke detector and staircase leading off to the second floor.

Master Bedroom

Fitted with a range of wardrobes with inset dressing table and a matching range of drawers, two radiators, and spotlights to the ceiling.



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En-Suite Bathroom

Fitted with a three piece suite comprising roll top bath on feet with mixer tap and hand shower attachment, low level WC, vanity wash hand basin with mixer tap, heated towel rail, fully tiled walls, tiled floor with underfloor heating and inset spotlights to the ceiling.

Bedroom Two

With TV point, radiator, fitted wardrobes, cupboards, shelving and drawers. Exposed beams to the ceiling.

Bedroom Three

With radiator, and fitted cupboards and drawers.

Bathroom

Fitted with a three piece suite comprising: a P-shaped bath with shower and screen over, low level WC, pedestal wash hand basin, fully tiled walls, tiled floor, bathroom cupboard, heated towel rail and spotlights to the ceiling.

On the Second Floor

Bedroom Four

With radiator, fitted wardrobe, dressing table/desk area, two Velux windows with fitted blinds.

Bedroom Five

With radiator, fitted drawers and dressing table/desk area, two Velux windows with fitted blinds.

Bathroom

With encased P-shaped bath with mixer tap and shower attachment, dual flush low level WC and vanity wash hand basin, chrome heated towel rail, fully tiled walls and floor fitted with under floor heating.

On the First & Second Floor

Accessed from the inner hall staircase.

Landing

With access point to a fully boarded and plastered box room that provides excellent storage.

Bedroom Six

A large bedroom, perfect for guests or a teenager / grandparent wanting their own space and featuring exposed beams to the vaulted ceiling, two cast iron radiators extensive fitted bedroom furniture including wardrobes, dressing table/desk area and extensive drawers. Fixed staircase leading off to the Mezzanine room and door to:



En-Suite Bathroom

Fitted with a modern suite comprising of a Jacuzzi bath, low level WC with concealed cistern, twin vanity wash hand basins, wetroom style walk in shower with glass screen, fully tiled walls, mosaic tiled floor with under floor heating, vanity mirror and two chrome heated towel rails. The bathroom also has the added luxury of a TV over the bath.

Outside

This fine period property stands on a site extending to approximately a third of an acre. The house stands at the front of the site and is approached from a block paved courtyard off West End through an archway that leads to a substantial parking and turning area and in turn gives access to the large brick and tile garage and workshop.

Double Garage

With two remote operated electric up and over doors, power and light connected. Solar panels have been fitted to the South side of the garage roof and the inverter unit is located in the garage.

Workshop

With fitted shelving, power and light connected.

Garden

The garden lies to the East and South of the house and is mainly walled. A large area of stone flagged patio stands adjacent to the house, beyond which there is a large area of lawn with mature shrubs, flower beds and trees. The garden to the property is a particularly attractive feature being predominantly south facing and private.

There is also a large timber deck that gives access to the log cabin that serves as a garden room and also has the facility for installation of a sunken hot tub and a useful storage/shed near the decking.

Services

Mains water, electricity and drainage are connected to the property. Oil fired central heating is provided from a boiler in the utility room. The solar panels generate an income of approximately £2,000 pa.

Double Glazing

All windows are double glazed.

Viewing

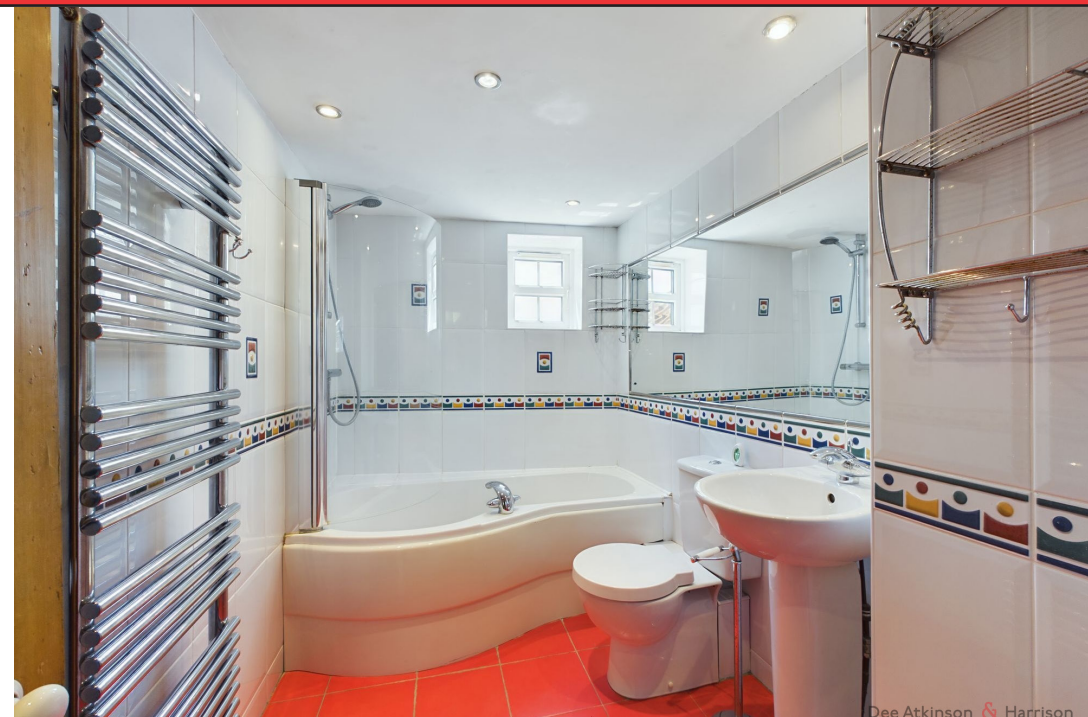
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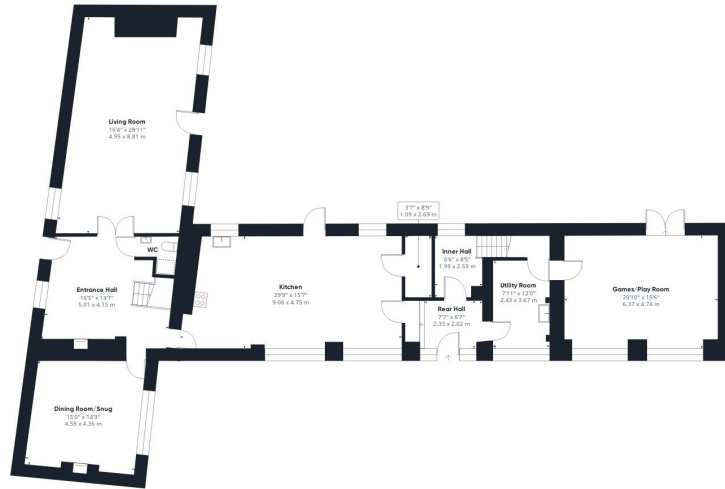
Tenure

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

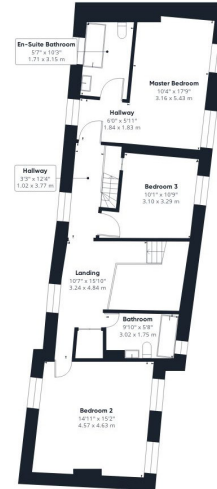
Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently listed in Council Tax Band 'G'.

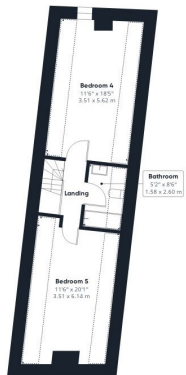




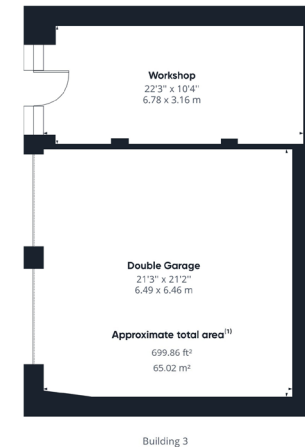
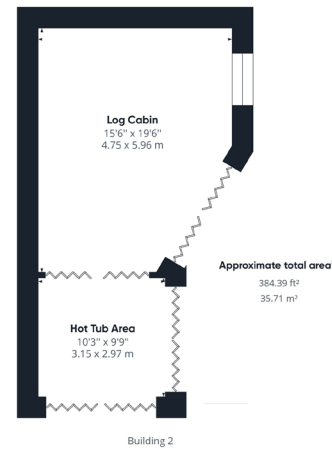
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

4077.10 ft²
378.77 m²

Reduced headroom

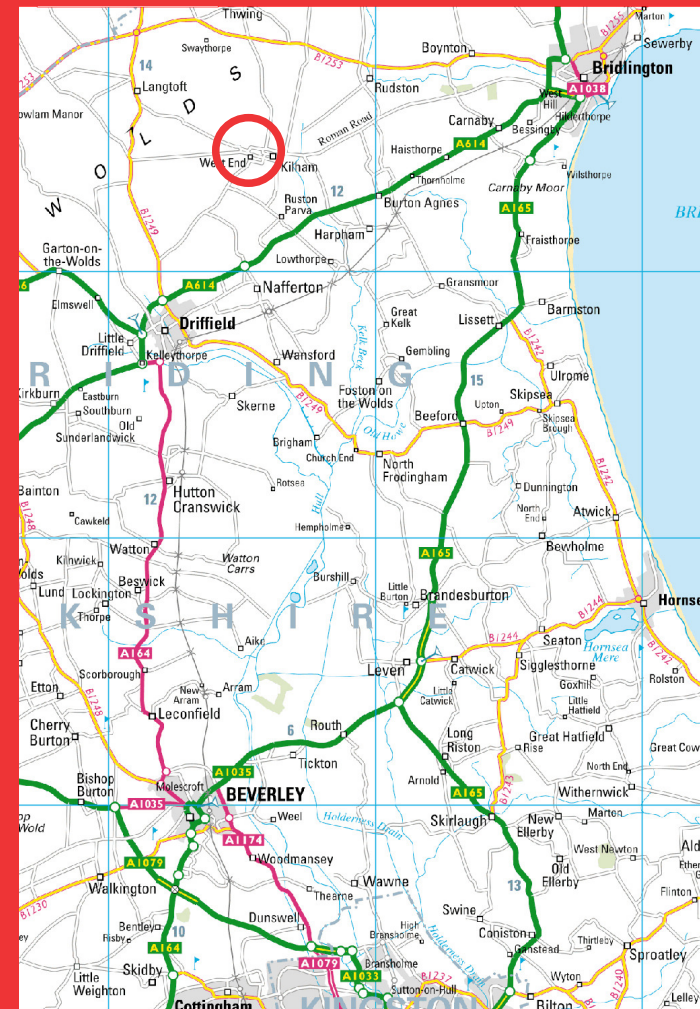
360.69 ft²
33.51 m²

(1) Excluding balconies and terraces

⊞ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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