



Thorpe Lodge, Thorpe, Lockington, Driffield, East Yorkshire, YO25 9SR

SPACIOUS FAMILY HOME WITH VAST POTENTIAL IN IDYLIC YORKSHIRE WOLDS



Discover the charm and promise of this expansive four-bedroom home, perfectly situated on over a third of an acre in the serene Yorkshire Wolds. With a generous 2000 sq ft layout and surrounded by open countryside, this architect-designed residence invites you to bring your vision to life and create your ideal living space.

Nestled in the heart of a quaint Yorkshire Wolds village, this distinguished property stands as a testament to architectural uniqueness and potential. Spanning over a third of an acre and bordering lush open countryside, it offers both seclusion and picturesque views, making it a desirable location for anyone seeking a peaceful rural lifestyle with the convenience of village amenities.

As you approach the property, a long driveway leads to a spacious parking area in front of the double garage, providing ample space for multiple vehicles and enhancing the property's privacy. The house itself, set well back from the road, offers a commanding presence and a welcoming feel.

Inside, the residence boasts approximately 2000 sq ft of living space, currently offering a blank canvas for the new owners to inject their personal style and taste. The opportunity for refurbishment is ripe, and the potential to significantly increase the property's value is a compelling aspect for any buyer looking to make a smart investment and create a truly bespoke home.

The ground floor arrangement includes a large living room that looks out onto the garden, providing a serene space for relaxation and family time. The separate dining room and study further enrich the living experience, catering to both formal occasions and home office needs. A substantial dining kitchen and adjacent utility room offer practical layouts that are ideal for modernisation.





Upstairs, the generously proportioned master bedroom suite and three additional double bedrooms ensure that family and guests alike are accommodated comfortably. Each room offers a sense of space and potential for personalisation, making them perfect retreats at the end of the day.

Outside, the mature, well-stocked garden with its charming summerhouse invites tranquil moments and leisurely activities in a private setting. It's an idyllic space for garden enthusiasts and those who enjoy outdoor entertaining.

This home not only promises the tranquillity and beauty of rural living but also the excitement and satisfaction of transforming a space with personal touches and modern updates. The price, reflective of the need for cosmetic enhancements, positions this property as an attractive option for those ready to take on a project that will yield both personal and financial rewards.



Location

Lockington is a beautiful village situated between Drifffield and Beverley close to the village of Hutton Cranswick and has its own Church of England primary school and church. Beverley is an extremely popular historic market town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is ideally located for access to Hull, the east coast and the motorway network.

Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

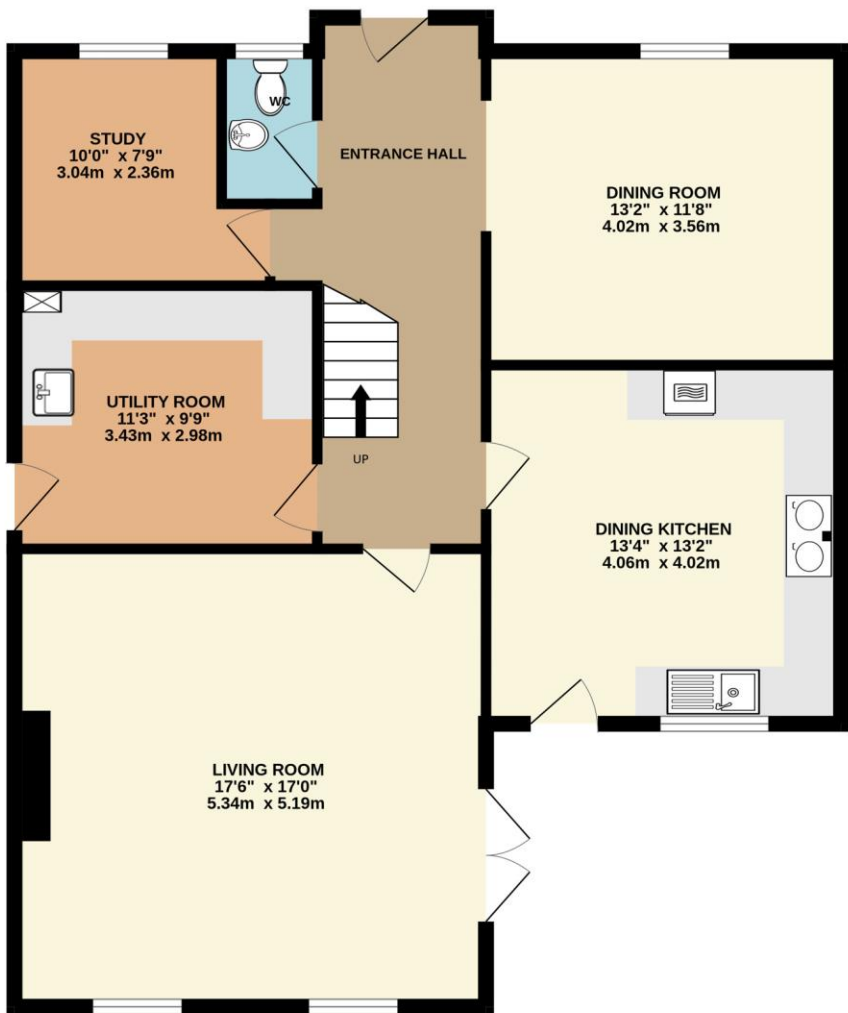
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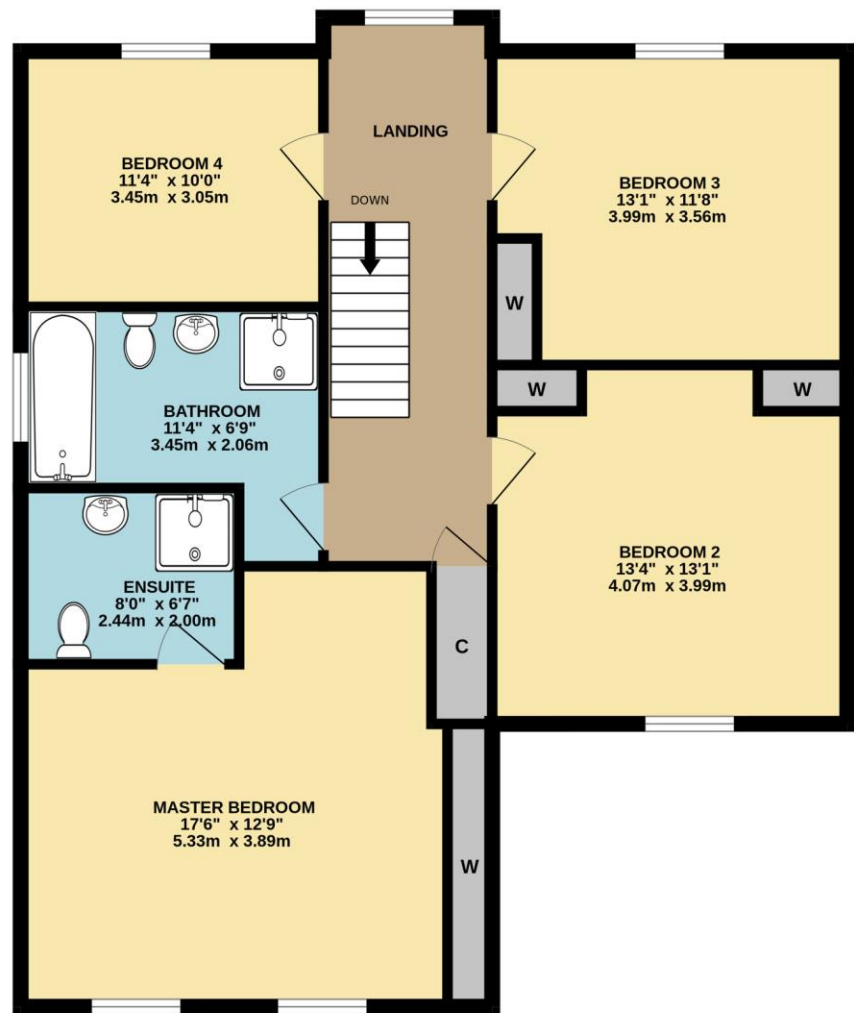




GROUND FLOOR
955 sq.ft. (88.8 sq.m.) approx.



1ST FLOOR
960 sq.ft. (89.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1916 sq.ft. (178.0 sq.m.) approx.

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

