



Pear Tree Farm, Dunnington, Driffield, East Yorkshire, YO25 8EG

DETACHED FARM HOUSE WITH 7.45 ACRES, OUTBUILDINGS, HOLIDAY LET, 13 STABLES AND OFFICE PREMISES



This impressive, detached property offers more for sale than first glance suggests, having been lovingly maintained and enhanced by the current owners to provide a lifestyle like no other. This amazing opportunity to own a truly bespoke home rarely presents itself to the open market with stunning farmhouse in a turn-key condition with 7.45 acres of grass paddock, two storey office building, modern two bedroom holiday let, 13 stables, outside kitchen and barn plus further outbuildings currently used for storage. The farmhouse boasts over 2800sq ft of accommodation with an abundance of traditional features over two floors with inviting entrance hall, open plan living/dining kitchen, office/snug, formal lounge, utility area and cloakroom/w/c all to the ground floor with five bedrooms, en-suite and family bathroom to the first. Impressive formal gardens and gated private drive also provide ample off street parking. Located within the rural village of Dunnington this home provides a countryside setting with picturesque views and a community spirit.

Location

Drifffield is a traditional established market town which offers an excellent range of shopping facilities. The larger towns and cities are within easy travelling distance either by road, rail or bus. There are excellent sports facilities including rugby, cricket, football, golf, hockey and tennis clubs. The town and villages provide a host of pleasant pubs and eating houses.

Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more details on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

Entrance Hall

Warm and inviting entrance hall with double glazed window to front elevation, charming exposed beams, straight flight staircase leads to first floor accommodation with stable style external door, built in cloakroom cupboard, exposed brick wall, central heating radiator and travertine tiled flooring.

Living Room

Beautifully presented formal lounge, naturally light with double glazed windows to triple aspect, exposed brick fireplace housing log burning stove creates a superb focal point to the room with attractive décor, oak veneered flooring and central heating radiators.

Living/Dining/Kitchen

Truly the heart of this incredible home sits the open plan living/dining/kitchen offering a comprehensive range of bespoke wall, base and drawer units complete with matching dresser, granite work surfaces and matching splash backs, inset dual bowl sink unit with drainer and extendable mixer tap over.





Integrated appliances with microwave oven, dishwasher, fridge and freezer plus Range style oven complete with fitted extractor, ample space for dining/sitting areas with inset LED spot lighting, double glazed windows to dual aspect, traditional style central heating radiators and travertine tiled flooring laid throughout.

Office/Snug

Currently used as a home office, however would make an ideal sitting/snug with double glazed windows to dual aspect, central heating radiator and oak veneered flooring.

Utility Room

Providing ample space and plumbing for free standing appliances with external door to rear elevation, large walk in storage cupboard, central heating radiator and travertine tiled flooring throughout.

W/C

Fitted with a stylish two piece suite comprising pedestal wash basin and low flush w/c, tiled splash backs, double glazed window to rear elevation, chrome heated towel rail and travertine tiled flooring.

Landing

Double glazed window to rear elevation, central heating radiator and fitted carpets.

Main Bedroom

Generous main bedroom beautifully decorated with a whole host of quality built in furniture including fitted wardrobes, matching drawers and bedside units complete with fitted hanging rails and shelving, sky light window to front and double glazed window to rear with central heating radiator and fitted carpets.



En-Suite Wet Room

Attractive en-suite wet room complete with fully tiled shower area and Drench shower head over, twin free standing wash basins with illuminated mirrors above plus low flush w/c, wall mounted chrome heated towel rail, inset LED spot lighting and sky light window.

Bedroom Four

A further spacious double bedroom with sky light window, central heating radiator, access to loft space and fitted carpets.

Main Landing

Double glazed window to rear elevation, inset LED spot lighting and fitted carpets.

Bedroom Two

Generous double bedroom with double glazed window to front elevation, quality built in furniture with wardrobes, matching drawers, dressing table, desk and bedside unit, central heating radiator and fitted carpets.

Bedroom Three

Good sized double bedroom with double glazed window to front elevation, built in double door storage, central heating radiator, access to loft space and fitted carpets,

Bedroom Five

Currently used as a play room however would make a spacious single bedroom with double glazed window to front elevation, central heating radiator and fitted carpets.

Family Bathroom

Luxurious family bathroom fitted with a white three piece suite comprising corner bath complete with fitted shower attachment, free standing wash basin and low flush w/c, fully tiled walls and ceramic tiled flooring, spot lighting, sky light windows, wall mounted chrome heated towel rail and fitted extractor.

External

Enjoying countryside views to every aspect, the property boasts 7.45 acres of external space with grassland paddocks, large barn, 13 stables, office building, ample storage sheds and holiday let. Gated access to the side of the property with sweeping drive complete with turning area, ample parking, formal gardens and outside kitchen built under a timber pergola with pizza oven, stone flagged flooring and log store.

Holiday Let

Stable Cottage is a self contained two bedroom, two storey property currently used as a holiday let with allocated parking. The property boasts two double bedrooms, open plan living with modern fitted kitchen, ground floor w/c and outside seating area.

Barn

Currently used for storage.

Stables

13 Stables in two blocks currently used for housing birds of prey complete with power supply and water.



Office Building

3947 Sq Ft over two Floors. The contents of the office block can also be purchased via separate negotiation.

Grass Paddocks

Fenced grass paddocks currently home to the Alpacas!

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 D.*

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

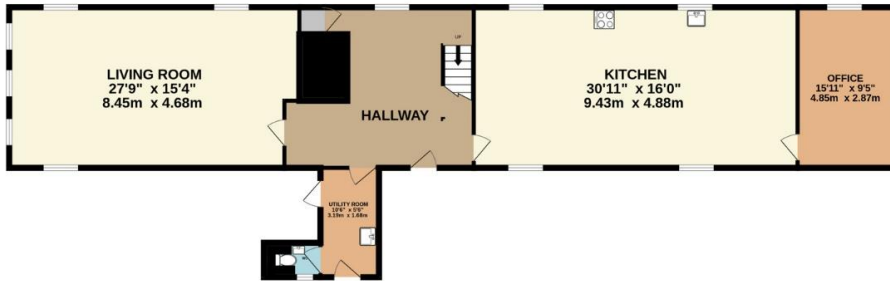
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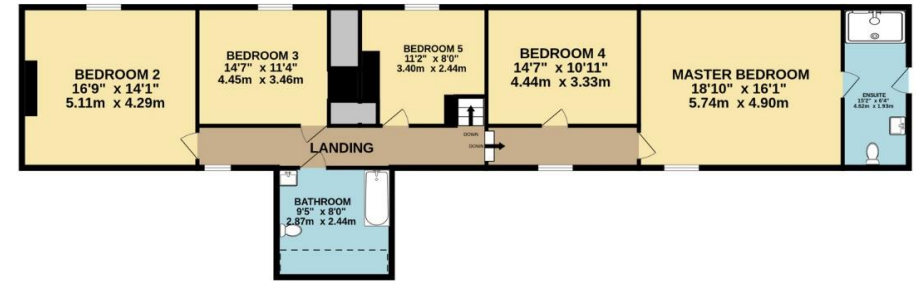
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GROUND FLOOR
1343 sq.ft. (124.8 sq.m.) approx.



1ST FLOOR
1389 sq.ft. (129.1 sq.m.) approx.



TOTAL FLOOR AREA : 2733 sq.ft. (253.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

