



The Willows, 3 Station Road, Cranswick, Driffield, East Yorkshire, YO25 9QZ



SPACIOUS VICTORIAN HOME WITH ANNEXE, STABLES, AND PADDOCKS  
SET WITHIN 2.25 ACRES IN CRANSWICK



This late Victorian property offers a unique opportunity for multi-generational living, combining period charm with modern amenities. The main residence spans approximately 2,500 sq ft, featuring four bedrooms, four reception rooms, and two bathrooms, while the detached annexe provides an additional 840 sq ft of living space. With stables, paddocks, and a wildlife pond, it's perfectly situated in the desirable village of Cranswick, close to Beverley and Driffield.



This late Victorian residence is a standout property that offers versatility, character, and plenty of space for modern family living. The main house, with its generous layout of approximately 2,500 sq ft, is brimming with charm, thanks to original features like the elegant staircase, large walk-in bay windows, and period fireplaces. It balances its heritage with modern comforts, such as the spacious dining kitchen equipped with a centre island and a two-oven gas-fired Aga, perfect for family gatherings or entertaining. The conservatory, linked by bi-fold doors, adds to the flexibility of the living space, creating an ideal spot for social occasions or relaxing with views of the garden.

The annexe is a major highlight, providing a further 840 sq ft of stylish, self-contained accommodation. This is perfect for multi-generational families, guests, or even as a potential rental opportunity, subject to Local Authority approval. The layout is thoughtfully designed with two double bedrooms, a bright and open-plan kitchen, dining, and living area, and modern fittings throughout. Its bi-fold doors bring in natural light and create a seamless connection to the outdoors.

The grounds are equally impressive. A wide driveway accommodates multiple vehicles, trailers, or horseboxes, while the stable yard and paddocks make this an exceptional property for equestrian pursuits or anyone seeking additional outdoor space. The large barn/stable and two further stables offer practical options for horses, hobbies, or storage. Beyond the stables, the wildlife pond and post-and-rail paddocks create a picturesque setting that enhances the property's appeal.





Situated in Cranswick, a sought-after village in the heart of the Yorkshire Wolds, this home combines rural tranquillity with convenience. The village itself is centred around a beautiful green and offers a range of amenities, including local shops, a pub, a Spar supermarket, and a railway station, making it an ideal location for families or commuters. With Beverley and Driffield just a short distance away, this property is perfectly positioned for those seeking both community and accessibility.

This home offers more than just space; it provides a lifestyle, blending period elegance, modern convenience, and outdoor living in one highly desirable package.

#### Location

Cranswick is a delightful and highly regarded village situated between the popular market towns of Driffield and Beverley, along the A164 road which links the two. The village is well known for its generous Green, claimed to be the largest in the East Riding, covering some six and a half acres at the centre of the village. The Village Show is held on The Green each July, organised locally for all residents. There are a range of amenities available, including a public house, convenience store, and a popular farm shop, along with an excellent Primary School. The village boasts a railway station on the East Coast line, along with a regular bus service along the A164.



## 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 D and the annexe is in Valuation Band A.\*

## 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

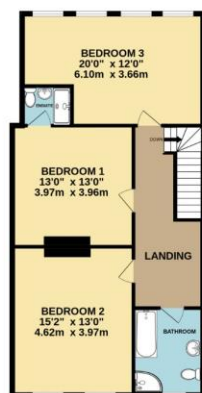
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



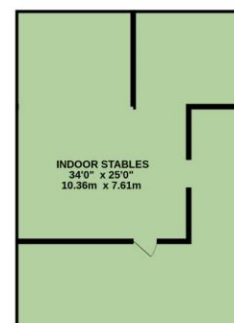
GROUND FLOOR  
1684 sq.ft. (155.8 sq.m.) approx.



1ST FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



ANNEXE & STABLES  
863 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA : 3311 sq.ft. (307.6 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.  
Made with Metropix ©2025

8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: [Willerby@fineandcountry.com](mailto:Willerby@fineandcountry.com)

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: [Willerby@fineandcountry.com](mailto:Willerby@fineandcountry.com)

Each Fine & Country office is independently owned and operated under license.

Fine & Country Willerby and Beverley trade under Beercocks Limited. Beercock for themselves and for the vendors or lessors of this property whose agent they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Beercocks has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale. LOCATION MAP - (c) OpenStreetMap contributors, CC BY-SA



To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

