



Drumlin House, 23A West End, Walkington, East Riding of Yorkshire, HU17 8SX

A GRAND DESIGN BY A RENOWN ARCHITECT



Drumlin House Is A Stunning, Contemporary Home
Offering A Blend Of Style And Practicality

Summary

Set on a spacious plot of nearly ¼ of an acre behind electric gates, this property features multiple parking spaces including a large, paved driveway, EV charger and smart outdoor areas for entertaining.

The impressive open-plan living and kitchen space is over 600 sq. ft., with three sets of patio doors and underfloor heating. With four double bedrooms, three bathrooms, and a large gym/office, this home provides plenty of room for modern living.

Located in the sought-after village of Walkington, it's just a short distance from Beverley

Agent's Perspective

Drumlin House is a rare find – a beautifully designed, contemporary property that blends modern living with a classic village location.

Designed by a well-known architect, the house sits on a large plot of just under a quarter of an acre, offering space, privacy, and a real sense of openness. One of the standout features of this home is the expansive dining-living kitchen. At over 600 sq. ft., it's a fantastic space for family gatherings, dinner parties, or simply enjoying everyday life.





With three sets of picture patio doors, the room is flooded with natural light, making it feel even larger and more connected to the outdoor areas. The kitchen itself is finished to a high standard, offering a perfect blend of form and function.

The house is incredibly versatile, offering plenty of space for a variety of needs. With underfloor heating to the whole of the ground floor plus the kitchen/dining/living area, electric blinds throughout and high speed broadband with smart connectivity in all main rooms.

There's a large gymnasium that could easily serve as an office or additional living space, complete with air conditioning for comfort.

The property also has four double bedrooms, each generously sized, providing plenty of space for a growing family or those who enjoy hosting guests. The master bedroom is a particular highlight, featuring a walk-in dressing room and a stylish en-suite bathroom that creates a relaxing space for unwinding.

There are three bathrooms in total, all finished to a high standard, making this home practical as well as beautiful.

The property's outdoor areas are just as impressive as the interior, with multiple parking spaces and plenty of room for outdoor entertaining.

Located in Walkington, a charming village just two miles west of Beverley, it offers a quiet and welcoming atmosphere with excellent local amenities, including a popular primary school, local shops, and a selection of pubs.

This is a home that offers both luxury and practicality, all within a peaceful village setting yet close to all the conveniences of Beverley.

Tenure

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 F.*

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

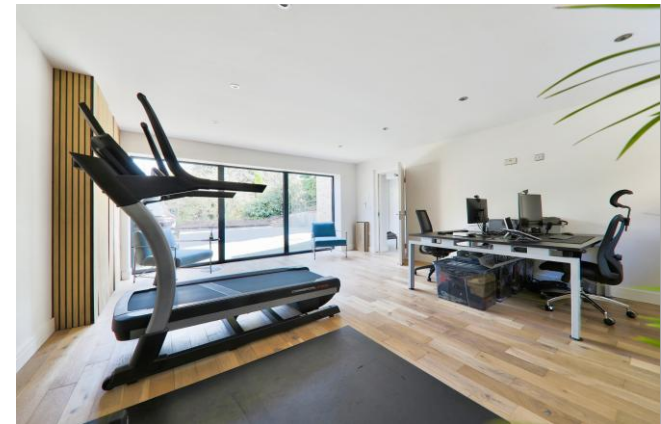
Strictly by appointment with the sole agents.

Site Plan Disclaimer

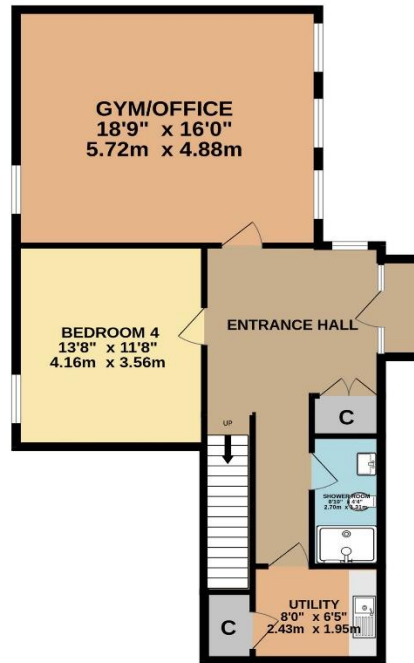
The site plan is for guidance only to show how the property sits within the plot and is not to scale.

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
1098 sq.ft. (102.0 sq.m.) approx.



1ST FLOOR
1302 sq.ft. (121.0 sq.m.) approx.



WEST END, WALKINGTON, HU17 8SX

TOTAL FLOOR AREA : 2400 sq.ft. (223.0 sq.m.) approx.

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

