



Paddock House, Main Street, Skerne, Driffield, YO25 9HR

PADDOCK HOUSE A WELL PRESENTED COUNTRY HOME

SET IN A PEACEFUL VILLAGE WITH LOVELY VIEWS OF THE LOCAL CHURCH



Paddock House is one of those homes that really sticks with you. It's private, it's spacious, and it has a lot of features that are hard to find all in one place. If you're after a proper family-sized house with space for hobbies, hosting, and relaxing, this is worth looking at.

Summary

Inside, it offers around 5,500 sq. ft. of living space with bright rooms and a smart layout that works well for both family life and entertaining.

One of the standout features is the leisure wing, which includes an indoor pool, spa pool, games room and gym. The outside space is just as impressive, with a full-size floodlit tennis court, large paddock, and a Dutch barn. There are scheme plans drawn for 'glamping' on the paddock, but no planning application has been submitted.

With a long-gated drive, plenty of parking, and easy access to Driffield, Beverley and Hull, this home really covers all the bases for anyone wanting more space, privacy and flexibility.

Agent's Perspective

Walking into the entrance hall, you get a sense straight away of how well the space flows. The French doors open onto a wraparound, south-facing loggia, which adds loads of natural light.

The drawing room is over 30 feet long – plenty of room to set it up how you want – and connects nicely with the open-plan kitchen, dining and living area.





That kitchen space is 32' x 18', so you've got room for a big table, island, or sofa area. It leads through to a big garden room, also facing south, which is great for relaxing or entertaining.

The east wing of the house is where things get interesting. Here, you'll find a proper leisure set-up – a games room, spa pool and changing area, and a large indoor swimming pool with three sets of French doors that open out to the west. It's all very easy to picture in use – whether that's for everyday fitness or having people over.

Upstairs, the landing is large and light, with more French doors out onto a first-floor balcony. The master suite is spacious and feels a bit tucked away from the rest. There are four other double bedrooms and three bathrooms, so there's plenty of flexibility whether you've got a large family or just like to have guests stay.

Outside, the house sits in mature grounds with lots of well-kept green space. The long drive leads through electric gates to a main forecourt with a carport and extra parking. The double garage also has some useful utility rooms attached.



There's a full-size floodlit tennis court, a separate gym, and a store. At the back, there's a large paddock which would suit those with equestrian interests, and a 3,000 sq. ft. Dutch barn with high eaves.

Skerne is a quiet village, but you're only a few miles from Driffild, and within reach of Beverley, Bridlington, York and Hull.

The house has a lot going for it – space, privacy, and real potential – and it's ready for someone to make it their own.

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 -.*

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.







8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: 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

