



Westfield, Foston-On-The-Wolds, Driffield, East Riding of Yorkshire, YO25 8BJ

FINE & COUNTRY



A STRIKING PERIOD HOME  
COMBINING TRADITIONAL FEATURES WITH SMART MODERN TOUCHES



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## Summary

With charming views and flexible rooms featuring a standout kitchen and orangery creating a real hub for family life. The layout offers plenty of space inside and out with an excellent garden setup – this is a great option for anyone wanting countryside living without sacrificing comfort or practicality.

## From the Agent's Perspective

It's rare to find a house that delivers both character and functionality so well.

From the moment you arrive, Westfield makes an impression with its wide road frontage and large in-and-out driveway, ideal for multiple vehicles, a motorhome or trailer, and with a proper double garage too.

The front door leads into a bright entrance hall, framed by an elegant staircase that hints at the style carried throughout the home.







There are two standout reception rooms, both with lovely walk-in bay windows that let the light pour in.

The drawing room has a log burner and garden views, while the snug catches the sun and offers a quieter space to unwind.

But it's the 35ft kitchen/diner that really brings everything together – a real family zone with double doors out to the orangery and garden

The oak cabinetry and granite surfaces give it a classic feel, and there's a walk-in larder and fridge too, which is a real bonus.



Beyond the kitchen, there's a utility room, boot room and porch – really practical for country living.



Upstairs you'll find four proper double bedrooms, including a large main bedroom with its own en-suite, plus a generous family bathroom with both bath and shower.

Outside, the back garden is well screened and thoughtfully planned – it's great for entertaining, thanks to the seating area under the pergola.

There's also a workshop, storage areas and even a home office, which gives you extra flexibility if you work from home or need space for hobbies.

It's a great mix of period charm and everyday usability – ideal for anyone looking for something a bit special without taking on a project.





## Location

Foston on the Wolds is an attractive residential village offering a wide variety of housing situated in the heart of the Yorkshire Wolds. The village benefits from the main town centre facilities at Driffield that are approximately seven miles away.

## 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.

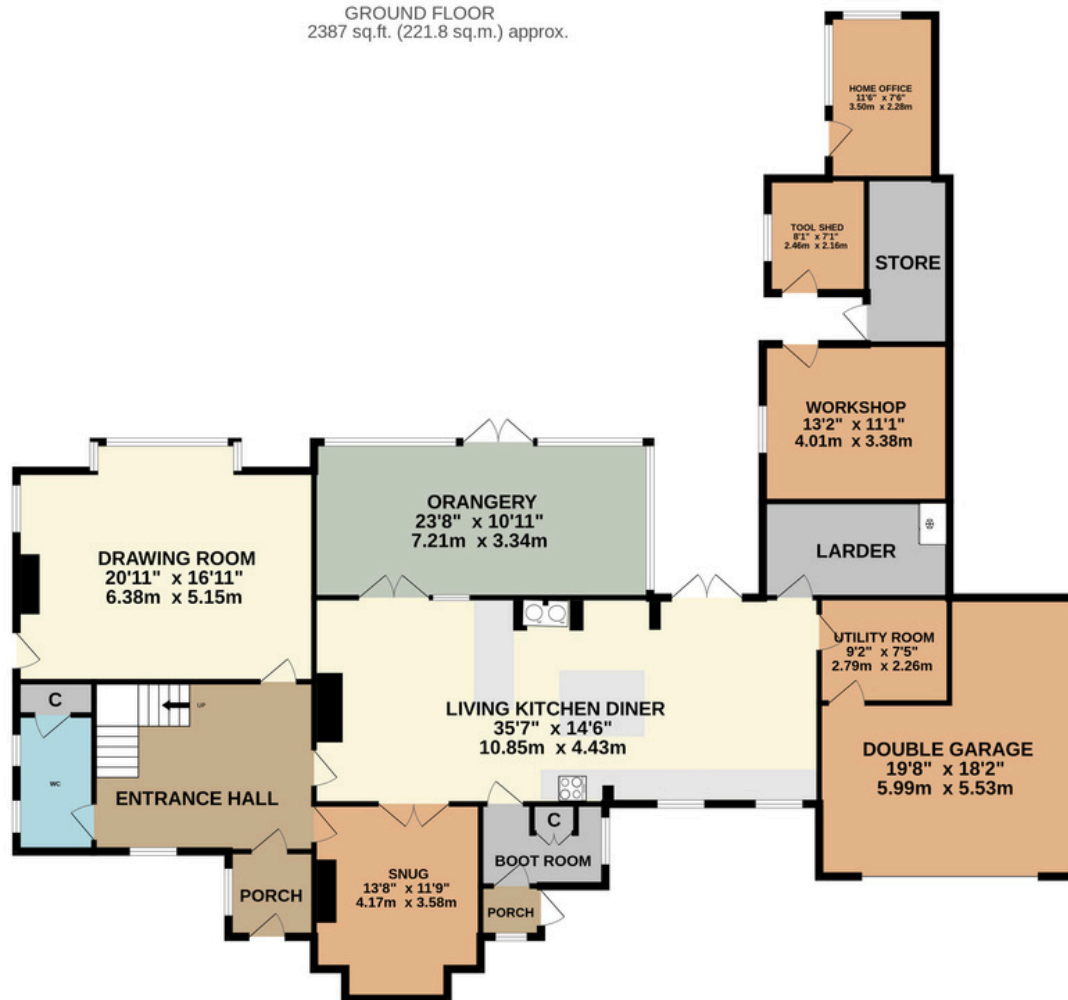
## Mortgages

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  
2387 sq.ft. (221.8 sq.m.) approx.



1ST FLOOR  
987 sq.ft. (91.7 sq.m.) approx.



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TOTAL FLOOR AREA : 3374 sq.ft. (313.4 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 to arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

