



North Pasture, Gembling, Drifffield, East Yorkshire, YO25 8HS

SPACIOUS LAKESIDE HOME WITH INCOME POTENTIAL IN 22.79 ACRES



Set in peaceful countryside just outside the village of Beeford, this impressive home offers more than just good looks. With over 6,000 sq ft of stylish living space, it's ideal for families, entertaining or even running a business from home. Enjoy beautiful lakeside views, modern energy-efficient features, and two high-spec holiday lets ready to generate extra income. All of this sits in 22.79 acres of well-kept land, with a large barn and easy access to Driffield, Bridlington and the east coast.

This property is all about lifestyle and flexibility. The lakeside setting and wide-reaching views give it a standout position, while the interior has been finished to an incredibly high standard throughout. It's not just about the main house — though the open-plan living and kitchen area, large games room with bar, and impressive master suite really do make it something special.

What makes this home even more appealing is the potential it offers. With two newly built, high-quality holiday lets on-site, you can enjoy country living while generating a solid income. There's also a large barn and yard, ideal for storage, a workshop or running a business.

We see this working brilliantly as a private residence, a wedding venue, or even a luxury rural business base. Properties like this don't come along often — especially not with this level of finish and so much included.





Location

The property is situated approximately 5 miles from the traditional established market town of Driffield 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.

Tenure

The tenure of the property is freehold.

Agents Note

We are advised that there is access to the bridle path running adjacent to the property at the bottom of the drive.

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 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.

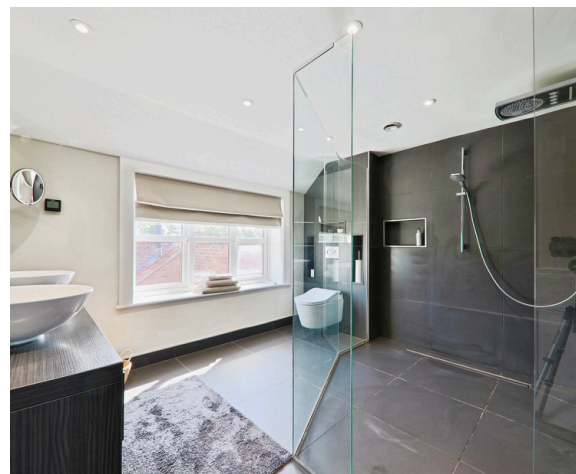
Viewings

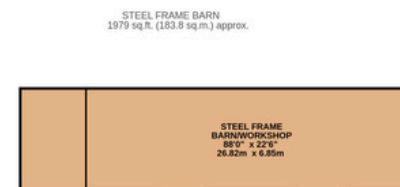
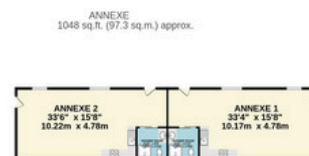
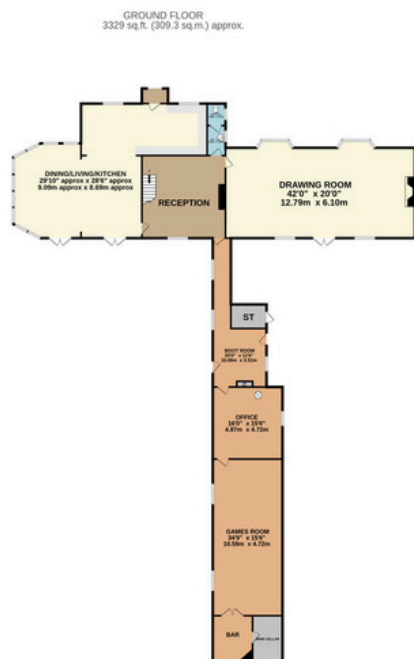
Strictly by appointment with the sole agents.

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.





NORTH PASTURE, GEMBLING, DRIFFIELD

TOTAL FLOOR AREA : 8128 sq.ft. (755.1 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

