



**Eastgate Farm, North Road  
Ulrome, Driffield, East Yorkshire YO25 8TS**  
**Offers in the region of £375,000**

**W&P** WOOLLEY  
& PARKS



\*\*\*IMPRESSIVE FORMER FARMHOUSE WITH OUTBUILDINGS AND FORMAL GARDENS WITHIN A QUAIN COASTAL VILLAGE \*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

This impressive former farmhouse is simply beautiful and offered to the market in a turn key condition. Having been sympathetically modernised by the current owners to provide a warm and comfortable home with many traditional features still evident providing the future buyer with the perfect blend of old and new. Oozing character throughout, each room provides a stylish décor with charming fixtures and fittings that wont fail to impress including exposed beams, attractive brick work chimney breasts, log burning stoves, farmhouse style kitchen and so much more. The internal accommodation is well proportioned and naturally light with an inviting entrance hall, cloakroom/w/c, formal lounge, separate dining room, superb sun room extension and open plan breakfast kitchen all to the ground floor with three double bedrooms and family bathroom to the first. Externally the property enjoys a generous plot with formal gardens, brick built outbuilding and gated brick set drive with timber built car port. Located within the rural village of Ulrome this property is only a short walk to the beach and boasts countryside walks on the doorstep. Local towns offer a wide range of amenities with the coastal towns of Hornsea and Bridlington within 8 miles and the historic market town of Beverley approx. 18 miles away while neighbouring villages offer shops, Public Houses and more.



**Entrance Hall** 9'8" x 4'4" (2.97m x 1.34m )

Warm and inviting entrance hall with double glazed external door to front elevation, attractive feature window to side, built in cloakroom cupboard, charming exposed beams and latch doors, central heating radiator and quality wood effect flooring laid throughout. The hall also gives access to the first floor with secondary staircase.

**Cloakroom/W/C** 3'2" x 5'3" (0.99m x 1.61m )

Stylish two piece suite comprising pedestal wash basin and low flush w/c, continued wood effect flooring, tiled splash backs and double glazed window to rear elevation.

**Lounge** 16'1" x 16'0" (4.92m x 4.90)

Generous sized formal lounge, beautifully presented with double glazed windows to dual aspect and French door access to sun room extension, charming features with exposed beams to ceiling, feature wood burning stove complete with exposed brick chimney breast and stone flagged hearth, central heating radiator and fitted carpets laid throughout.

**Sun Room** 11'11" x 9'0" (3.65m x 2.76m )

Superb sun room extension boasting unspoiled garden views with double glazed windows throughout, exposed stone walls and base with double glazed external door to rear elevation and tiled flooring.

**Dining Room** 14'4" x 16'6" (4.39m x 5.04m )

Hugely versatile reception room currently used as a formal dining area with stunning Inglenook style fire place complete with exposed brick chimney breast, stone flagged hearth and timber mantle housing log burning stove which creates a superb focal point to the room, charming exposed beams to ceiling, straight flight staircase leads to first floor accommodation with wood effect flooring, double glazed windows to dual aspect and central heating radiator.

**Breakfast Kitchen** 16'5" x 12'3" (5.01m x 3.75m )

Open plan breakfast kitchen fitted with a comprehensive range of wall, base and drawer units with solid oak doors and oak veneered carcasses with contrasting brushed chrome handles and granite work surfaces, inset one and half bowl stainless steel sink unit with drainer and mixer tap over, integrated appliances with double oven, four ring gas hob and fitted extractor plus dishwasher, vertical fridge freezer and washing machine, naturally light with double glazed windows to triple aspect, external door to rear elevation, inset spot lighting, central heating radiator and terracotta tiled flooring.

**First Floor Landing**

Spacious landing with double glazed windows to front elevation, attractive décor, exposed beams, central heating radiator and fitted carpets throughout.

**Main Bedroom** 16'4" x 13'3" (5.00m x 4.06m )

Spacious main bedroom boasting a quality range of built in furniture with wardrobes complete with hanging rails and fitted shelving, matching drawer units and bedside cabinets, inset spot lighting, exposed beams, double glazed window to rear elevation, central heating radiator and fitted carpets.

**Bedroom Two** 17'6" x 8'1" (5.35m x 2.48m )

A further generous double bedroom again enjoying a host of built in furniture with wardrobe, over head lockers, dressing table and matching drawer unit, double glazed window to rear elevation, charming exposed beams, central heating radiator and fitted carpets.

**Bedroom Three** 6'9" x 16'10" (2.07m x 5.15m )

Third good sized double bedroom with double glazed window to side elevation, exposed beams, central heating radiator and fitted carpets.

**Family Bathroom** 10'3" x 8'8" (3.13m x 2.66m )

Attractive family bathroom enjoying a five piece suite comprising fully tiled double length shower cubicle with mains powered shower over, panelled bath complete with separate shower attachment, twin sinks with bespoke built storage and low flush w/c, wall mounted chrome heated towel rail, double glazed window to front elevation, fitted mirror, central heating radiator, exposed beams and fitted carpets.

**External**

Impressive formal gardens to the rear of the property having been mainly laid to lawn with established borders and mature planted trees, large block paved patio area, central working water well, timber fenced surround and gated access.

**Outbuildings**

A number of brick built outbuildings provide ample external storage, one housing the oil tank, the other was were previously used as stables but now used as storage and log store.

**Car Port and Drive**

Double hung gates give access to a private block paved courtyard benefiting from ample off street parking, timber built car port and turning area.

**Council Tax**

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band D.

**Tenure**

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

**Disclaimer:**

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

**Draft Details:**

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

**Virtual Viewing/Videos**

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

**Agents Note- Connected Interest**

This property is being sold on behalf of a relative of an employee of Woolley & Parks Ltd. Please ask for further details.

**Agents Note**

A site plan is included within the details to display what is included within the sale of Eastgate Farm. Buildings previously belonging to the property are being retained, converted and inhabited by the current owners. For more information please contact the selling agent.



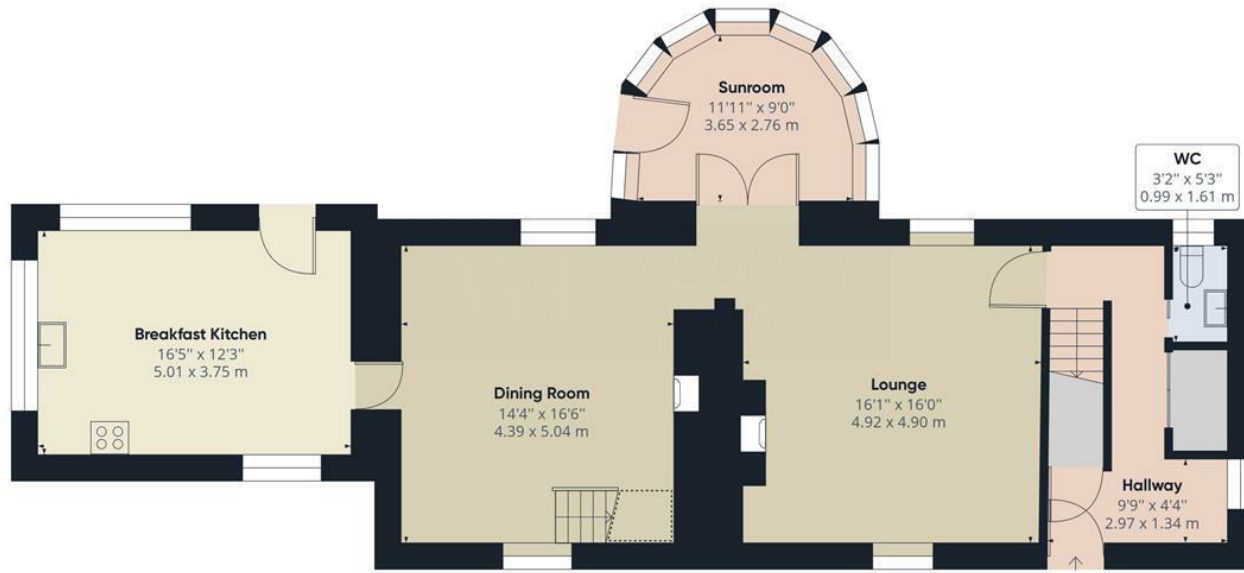


The red outline displays what is included within the sale of Eastgate Farm

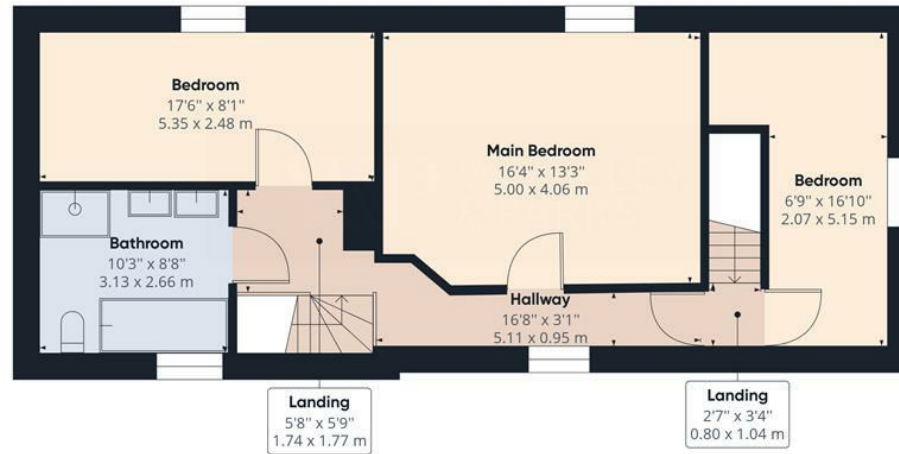








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1683.27 ft<sup>2</sup>

156.38 m<sup>2</sup>

Reduced headroom

13.71 ft<sup>2</sup>

1.27 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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