



**Corner House, 8 Pulham Lane**  
**Wetwang, Driffield, East Yorkshire YO25 9XT**  
**Offers over £300,000**

**WP** WOOLLEY  
& PARKS

\*\*\*CHARMING DOUBLE FRONTED COTTAGE IN AN IMMACULATE CONDITION\*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

This beautifully restored cottage cant fail to impress. Having been sympathetically enhanced and improved by the current owners to offer bespoke four storey accommodation. Each room has been designed and finished to a high standard with quality traditional features and a modern decor that provides the perfect blend of old and new. Well proportioned living spaces over three floors with entrance hall, living room, open plan dining kitchen, rear lobby and utility/w/c all to the ground floor with two bedrooms, en-suite shower room, family bathroom and home office to the first with a further two bedrooms to the second floor. The property also benefits from a useable cellar which is currently used for storage. The current owners have also installed solar panels to the roof and a bio mass boiler. Externally the property enjoys an enclosed courtyard garden with outdoor kitchen. Located within the sought after village of Wetwang enjoying a variety of amenities to hand plus well regarded primary school and countryside walks on the doorstep. This individual home is sure to be in high demand so early viewings essential to avoid disappointment.



**Entrance Hall** 5'4" x 2'3" (1.63m x 0.71m )  
Inviting entrance hall with impressive solid wood external door to front elevation complete with fan light, straight flight staircase leads to first floor accommodation with fitted carpets laid throughout.

**Living Room** 11'11" x 15'4" (3.64m x 4.68m )  
Beautifully presented formal living space with sliding sash window to front elevation, attractive fitted coving, feature log burning stove set on a flagged hearth with exposed brick mantle creates a superb focal point to the room with central heating radiator and fitted carpets.

### **Dining Kitchen**

**Kitchen Area** 15'2" x 9'0" (4.64m x 2.75m )  
Fitted with a bespoke range of wall, base, drawer and larder style units in shaker style finish with contrasting butcher block work surfaces and tiled splash backs, inset one and half bowl ceramic sink unit with drainer and mixer tap over, ample space and plumbing for free standing appliances with tiled inset for Range Oven, Yorkshire sliding sash window to rear elevation with attractive fitted coving and exposed wood floor.

**Dining Area** 11'2" x 12'6" (3.41m x 3.83m )  
Continued exposed wood floor throughout with sliding sash window to front elevation, bio mass stove set in an attractive surround with fitted coving and central heating radiator.

**Rear Lobby** 5'1" x 5'6" (1.56m x 1.70m )  
Solid oak glazed external door to rear with central heating radiator and ceramic tiled flooring.

**Utility/W/C** 6'6" x 5'8" (2.00m x 1.74m )  
Fitted with a two piece suite comprising w/c and hand wash basin, ample storage with space and plumbing for free standing appliances, single glazed window to rear elevation with central heating radiator and ceramic tiled flooring.

**First Floor Landing**  
With inset spot lighting and fitted carpets.

**Main Bedroom** 11'6" x 13'10" (3.52m x 4.23m )

Generous main bedroom with sliding sash window to front elevation, feature cast iron fire and surround, built in airing cupboard housing hot water cylinder, central heating radiator and fitted carpets.

**En-Suite Shower Room** 5'2" x 7'1" (1.60m x 2.17m )  
Modern fitted en-suite comprising low flush w/c, pedestal wash basin and wet walled shower cubicle complete with mains powered shower over, wall mounted chrome heated towel rail, fitted extractor fan and wood effect flooring.

**Bedroom Two** 12'1" x 13'10" (3.70m x 4.23m )  
A further spacious double bedroom with feature cast iron insert, sliding sash window to front elevation, central heating radiator and fitted carpets.

**Family Bathroom** 9'3" x 7'1" (2.83m x 2.16m )  
Stylish family bathroom boasting a quality four piece suite comprising double length wet walled shower cubicle with mains powered shower over, panelled corner bath with separate shower attachment, pedestal wash basin and low flush w/c, partially tiled walls, wall mounted chrome heated towel rail, inset spot lighting, single glazed window to rear elevation with attractive coving and vinyl flooring.

**Office** 9'5" x 7'1" (2.89m x 2.18m )  
Hugely versatile living space currently used as a home office with Yorkshire sliding sash window to rear elevation, central heating radiator and fitted carpets.

**Second Floor Landing**  
With fitted carpets and eaves storage.

**Bedroom Three** 12'0" x 13'10" (3.66m x 4.22m )  
A further good sized double bedroom with sky light window to rear, eaves storage, exposed beams, central heating radiator and fitted carpets.

**Bedroom Four** 11'7" x 13'3" (3.55m x 4.06m )  
Well presented fourth double bedroom with sky light window, central heating radiator, exposed beams, eaves storage and fitted carpets.

**Cellar** 10'6" x 11'6" (3.21m x 3.52m )

Dry useable cellar with power supply and light. The cellar is currently used for storage.

### **External**

The property enjoys an enclosed courtyard garden to the rear with walled surround, artificial lawn, paved patio area complete with pizza oven and outdoor grill all with gated side access and outside tap.

### **Council Tax**

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

### **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:**

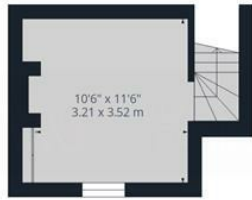
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

### **Virtual Viewing/Videos**

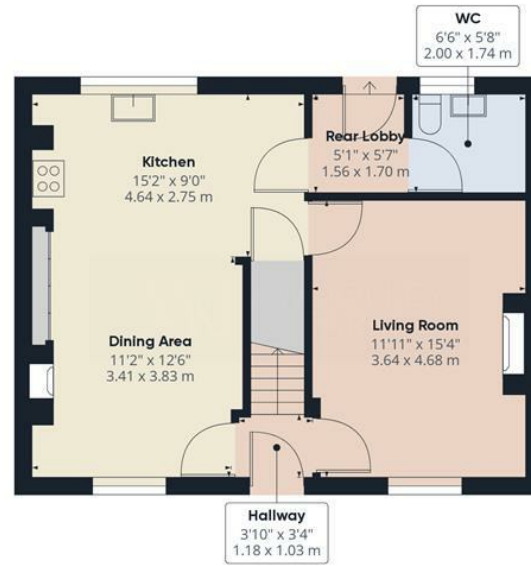
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in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







Floor -1



Ground Floor



Floor 1



Floor 2



Approximate total area<sup>0</sup>

1567.19 ft<sup>2</sup>  
145.6 m<sup>2</sup>

Reduced headroom

144.64 ft<sup>2</sup>  
13.44 m<sup>2</sup>

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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