



**Holme Farm 57, Main Street
Beeford, Driffield, East Yorkshire YO25 8AY**
£400,000

WP WOOLLEY
& PARKS

IMPRESSIVE FARMHOUSE WITH DETACHED DOUBLE GARAGE AND BEAUTIFUL GARDENS 360° VIRTUAL TOUR AVAILABLE ONLINE***

This beautifully presented period home is an absolute must see. Having been lovingly maintained and updated by the current owners to provide an extensive sized family home with charming period features that wont fail to impress. Providing character in abundance with traditional fixtures evident in each and every room all whilst boasting a neutral décor and quality fittings offering the perfect blend of old and new. Naturally light with inviting entrance hall, formal lounge, superb garden room extension enjoying unspoiled garden views with fitted kitchen and formal dining room all to the ground floor. The first floor offers three double bedrooms, family bathroom, en-suite wet room and further bedroom that would make an ideal nursery or dressing area. The property also enjoys a separate utility room, cloakroom/w/c plus laundry room. Situated within a size able plot with manicured gardens to the rear, large paved patio, electric gated drive, double brick built detached garage and further garden beyond. Located within the desirable village of Beeford with a wide variety of amenities to hand plus well regarded primary school and transport links. Offered to the open market at a competitive price and with demand sure to be high, we strongly recommend early viewings to avoid disappointment.



Entrance Hall 11'11" x 14'9" (3.64m x 4.51m)
Warm and inviting entrance hall with solid glazed external door to front elevation, charming exposed beams throughout, feature living flame fire with exposed brick surround and insert, straight flight staircase leads to first floor accommodation with central heating radiator and fitted carpets throughout.

Lounge 26'6" x 14'1" (8.09m x 4.30m)
Beautifully presented formal lounge with double glazed windows to front elevation, feature log burning stove set in an exposed stone surround and matching chimney breast with flagged stone hearth, charming exposed beams, internal French door access to sun room extension, attractive wall lighting, central heating radiators and fitted carpets throughout.

Orangery 17'6" x 18'2" (5.35m x 5.55m)
Bespoke extension, designed for the property and constructed in quality hard wood with brick base and tinted glass roof. The Orangery boasts unspoiled garden views to three sides with sky light windows, French doors to side and rear, attractive modern décor and Travertine tiled flooring laid throughout.

Dining Room 12'3" x 14'3" (3.74m x 4.36m)
Well presented formal dining room with double glazed window to front elevation and French doors to the rear, charming exposed beams to ceiling, exposed brick fire place and surround, attractive wall lighting, central heating radiator and fitted carpets.

Kitchen 20'2" x 7'6" (6.16m x 2.31m)
Naturally light fitted kitchen offering a comprehensive range of wall, base, drawer and display units in a soft white finish with contrasting granite work surfaces and tiled splash backs, inset dual bowl stainless steel sink unit with drainer and mixer tap over, Range style oven included complete with fitted extractor hood plus ample space and plumbing for free standing appliances, double glazed windows to rear elevation with spot lights to ceiling, central heating radiator and ceramic tiled flooring throughout.

First Floor Landing 24'8" x 3'1" (7.53m x 0.95m)
Twin double glazed windows to rear elevation, fitted carpets and central heating radiator.

Main Bedroom 14'6" x 14'2" (4.43m x 4.33m)
Impressive main bedroom, naturally light with double glazed windows to both front and rear elevations, quality built in furniture with mirror fronted wardrobes, matching drawers, over head lockers and bedside units, central heating radiator and fitted carpets.

En-Suite Wet Room 6'7" x 12'2" (2.03m x 3.72m)
Stylish en-suite wet room comprising fully tiled shower area with mains powered shower over and drench shower head, pedestal wash basin and low flush w/c, fully tiled walls and flooring, wall mounted chrome heated towel rail, sky light window and fitted mirrors.

Dressing Room/Bedroom Four 16'10" x 12'2" (5.14m x 3.71m)
Currently used as a fourth bedroom however accessed via the en-suite, this room would make an ideal nursery or dressing area with double glazed window to side elevation, sky light to ceiling, quality fitted wardrobes and matching drawer unit, central heating radiator and fitted carpets.

Bedroom Two 12'4" x 14'3" (3.76m x 4.35m)
Beautifully presented and naturally light with double glazed windows to dual aspect, central heating radiator and fitted carpets.

Bedroom Three 11'8" x 10'8" (3.57m x 3.26m)
A further good sized double bedroom with double glazed window to front elevation, built in wardrobes, central heating radiator and fitted carpets.

Family Bathroom 9'0" x 10'8" (2.75m x 3.26m)
Attractive family bathroom comprising panelled bath complete with fitted shower attachment, vanity style unit incorporating hand wash basin and ample storage plus low flush w/c, further built in storage, wall mounted mirrors, access to loft space, double glazed window to front elevation with central heating radiator and travertine tiled flooring.

Utility Room 9'0" x 7'4" (2.75m x 2.24m)
Providing ample space and plumbing for free standing appliances, built in storage, wall mounted gas central heating boiler and double glazed external door access.

Cloakroom/W/C 9'9" x 3'9" (2.98m x 1.15m)
Fitted with a two piece suite comprising w/c and hand wash basin, accessed via the utility with ceramic tiled flooring.

Laundry Room 13'4" x 13'3" (4.07m x 4.05m)
Impressive laundry room boasting an extensive range of wall and base units, roll top work surfaces and inset sink unit.

External
Located within an impressive sized plot with manicured garden to the rear, having been mainly laid to lawn with well stocked and decorative borders, raised planters and mature trees. The property also enjoys a large paved patio and

gated side access. A further 'secret' garden can be found behind the double garage providing a further patio area, gravelled borders, green house, storage shed and chicken coup! The property also boasts solar panels to the roof of which further information can be requested from Woolley & Parks.

Double Garage and Gated Drive
Brick built detached double garage with electric up and over door to the front and personal door to the rear plus power supply and light. The detached garage is accessed via double hung electric gates which open into an extensive gravelled drive providing ample off street parking 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 C.

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).







Ground Floor



Floor 1

Approximate total area⁽¹⁾

2506.31 ft²
232.84 m²

Reduced headroom

59.85 ft²
5.56 m²

(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.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Potential	Band	Potential