



Fieldview The Square
Wansford, Driffield, East Yorkshire YO25 8NR
Price £695,000

WP WOOLLEY
& PARKS

*** WITHOUT DOUBT, ONE OF THE FINEST HOMES OFFERED TO THE MARKET IN RECENT YEARS - AN ABSOLUTE MUST SEE! *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

'Fieldview' is a most impressive and distinctive residence, set within formal gardens enjoying excellent privacy, and positioned within a peaceful cul-de-sac setting forming part of Wansford village, just a short distance from Driffild. Offering a spacious and extremely versatile arrangement of accommodation, with potential for multi-generational living or a home business opportunity, IMMACULATEDLY PRESENTED to the highest of standards - a viewing is ESSENTIAL to gain a true understanding for all this remarkable home can offer.

The property briefly comprises of Entrance Hall, formal Lounge, STUNNING Dining Kitchen with Utility Room, impressive Day Room, Inner Hall with Guest Cloakroom, Shower/Sauna Room and Guest Bedroom, and a wonderfully spacious Garden/Games Room with Gym Area completing the ground floor. Upstairs, a generous landing serves two fitted double Bedrooms and the House Bathroom, with a private landing serving a superb Principal Bedroom suite, complete with walk-in closet, dressing room and En-suite.

In addition to the Main House, an attached Annexe provides a generous Garden Room/Den or Home Office space, with a large Workshop and two further storage rooms - offering tremendous potential!



Entrance Hall 20'4" x 6'0" (6.20m x 1.83m)

An attractive painted solid oak panel door, with leaded glazing detail, opens from a lovely recessed veranda into a welcoming hallway, with oak effect Kardean flooring, ceiling coving and radiator. The beautiful oak staircase leads off, with useful storage cupboard below.

Living Room 23'5" x 12'5" (7.14m x 3.78m)

A naturally light and airy reception room enjoys a dual aspect which includes a walk-in bay window to the front elevation, with fitted blinds, and a further generous bay window to the side elevation, with integral bench seating, offering appealing views over the garden. With quality Kardean flooring, ceiling coving, three radiators, TV/media points and a Calor gas fired stove, set within a chimney breast niche, creating an attractive focal point.

Kitchen 20'4" x 9'8" (6.20m x 2.95m)

A fabulous, open-plan social space combines the luxuriously appointed Kitchen and a generous Dining Area. A comprehensive fitment of bespoke cabinets, complimented by a central breakfast island, is finished in a stylish grey matte, with beautiful black granite worksurfaces, matching upstands and a recessed ceramic one and a half bowl sink unit with 'Quooker' instant boil tap. High specification integrated appliances include twin electric ovens, microwave/grill combination oven, automatic coffee machine, induction hob with contemporary angled extractor hood over, wine chiller and a dishwasher, with a large recess for an American style larder fridge freezer, set within a bank of floor to ceiling larder cabinets. With Kardean flooring continuing through, radiator, TV point and double glazed windows to the front and rear elevations allowing in plenty of natural light.

Dining Room 14'11" x 10'11" (4.55m x 3.33m)

With a double glazed bay window to the front elevation, incorporating a bench seat, double glazed window to the side elevation and a radiator.

Utility Room 11'8" x 9'6" (3.56m x 2.90m)

A valuable addition to the home, with extensive fitted base and shelved larder units matching those of the kitchen, providing a range of storage options, with fitted worktop and recess space with plumbing for automatic washing machine and tumble dryer. Kardean flooring, radiator, composite exterior door to the side elevation and a double glazed bay to the rear overlooking the courtyard garden.

Day Room 27'10" x 15'8" max (8.48m x 4.78m max)

A fabulous reception room, again flooded with natural light via double glazed windows to one side, Velux roof lights to the vaulted ceiling and panoramic glazing to the side projecting dining space, with French doors opening to a lovely garden terrace. With radiator, Kardean flooring, ceiling fan and TV point.

Inner Hall 11'7" x 3'4" (3.53m x 1.02m)

With radiator and Kardean flooring.

Guest Cloakroom 8'11" x 2'8" (2.72m x 0.81m)

A most useful convenience with WC, vanity hand basin, chrome towel radiator and a double glazed window.

Shower/Sauna 8'10" x 8'4" (2.69m x 2.54m)

A luxurious addition to the home, boasting a sauna and shower enclosure, with radiator, extractor fan and a double glazed window.

Guest Bedroom 11'10" x 9'2" (3.61m x 2.79m)

A comfortable double room with radiator, oak finish flooring and twin double glazed windows.

Garden/Games Room & Gym 43'5" x 22'8" (13.23m x 6.91m)

A huge, versatile room providing a fabulous entertaining space, with tiled flooring, contemporary vertical column radiators and sliding patio doors to both side elevations, giving access to the attractive garden spaces. A partial dividing wall with integral shelving niches separates the home gym area, with attractive wall panelling, twin column radiators and twin double glazed windows to the rear elevation, offering a pleasant outlook over the adjoining grass paddock land.

First Floor Landing 20'6" x 5'10" (6.25m x 1.78m)

With ceiling coving, fitted carpet, radiator, loft access hatch and a double glazed window to the front elevation.

Bedroom Two 12'8" x 12'4" (3.86m x 3.76m)

A fabulous double room boasting an extensive range of oak fitted furnishings with ambient lighting, including wardrobes, bedside drawers and headboard cabinets, corner desk/dressing table and chest of drawers. With ceiling coving, fitted carpet, radiator and a double glazed window to the front elevation.

Bedroom Three 12'5" x 10'4" (3.78m x 3.15m)

Also a lovely double room, extensively fitted with a range of quality light oak furnishings including wardrobe, overhead cabinets, bedside drawers and desk/dressing table, with ambient lighting, ceiling coving, fitted carpet, radiator and a double glazed window to the rear elevation.

House Bathroom 9'9" x 6'4" (2.97m x 1.93m)

A luxuriously appointed facility features a modern white suite comprising shower bath with glass side screen, vanity wash basin set upon a granite counter top with drawers below, and a WC with concealed cistern. With attractive stone effect wall boarding, Kardean flooring, chrome vertical radiator, extractor fan, backlit vanity mirror with in-built shaver point, and a double glazed privacy window.

Private Landing

With ceiling coving, fitted carpet, radiator and a double glazed window to the front elevation.

Walk-in Wardobe 9'5" x 9'1" (2.87m x 2.77m)

Double doors open into an impressively fitted walk-in wardrobe, with extensive clothes hanging space, mirror fronted cabinets, drawers and open fronted shelving.

Dressing Room 9'7" x 8'1" (2.92m x 2.46m)

Providing walk-through access to the principal Bedroom, a beautifully fitted dressing room features wardrobes, window seat with drawers and a dressing table, with ceiling coving, fitted carpet and a double glazed window to the front elevation.

Principal Bedroom 14'11" x 14'4" (4.55m x 4.37m)

A most impressive main bedroom enjoys a delightful dual aspect via double glazed windows to the rear and side elevations, with ceiling coving, fitted carpet and radiator. Quality fitted furniture includes a pair of double wardrobes, chest of drawers, alcove shelving and box window seating with integral drawers.

En-Suite 8'1" x 4'3" (2.46m x 1.30m)

A beautifully appointed facility features a stepless shower enclosure with rainfall head, additional riser rail attachment and glass partition screen, vanity wash basin set upon a granite counter top with drawers below, and the WC. With stylish wall boarding, extractor fan, chrome towel radiator, oak finish vinyl flooring and a double glazed window.

External

The property boasts a particularly appealing frontage, approached via double gates through curved boundary walls onto a generous block paved forecourt providing ample vehicle space. Attractive landscaping provides edged borders which are beautifully stocked with an array of shrubs and perennials, with circular terraces and established planting beds beneath the bay windows. The block paving extends to the side of the property, leading on to the enclosed courtyard area.

Gardens

A beautiful lawned garden extends along the western side of the property, with evergreen hedging providing an excellent level of privacy. A paved patio terrace provides a lovely entertaining space, bathed in the afternoon sun, with a generous raised pond and retained planting beds. To the eastern side of the house is a gated access into a delightful courtyard, with a generous Indian sandstone terrace, retained planting boxes and gravel borders with a pathway dividing attractive edged lawns.

Annexe Room 22'0" x 17'4" (6.71m x 5.28m)

Extending across the back of the courtyard, with obvious potential for conversion to further independent living space, this generous room offers great versatility of use, be it as an additional reception room, garden bar or home office.

Workshop & Stores 17'7" x 15'1" plus stores (5.36m x 4.60m plus stores)

A generous home workshop or garage space, if required, supplemented with additional storage rooms either side.

Services

The property is connected to mains water and electricity. Drainage is to a septic tank, which has recently undergone works to meet the latest legislation. The central heating is run on oil.

Solar Panels

Discreetly mounted along the rear, south facing roof of the workshop and annexe room, solar panels provide an alternative source of electric power, feeding back into the grid and reducing overall running costs for the home. The current owner advises that the annual FIT (Feed-In-Tariff) payments equates to roughly £2,000 per annum.

Agents Note

For those potential buyers with an Equine interest, the vendor has notified us of the potential of leasable stabling attached to the (approx.) 16 acre paddock immediately behind the property. Further enquiries can be made with the land owner upon request.

Tenure

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

Council Tax

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

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).

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

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.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

4313.54 ft²
400.74 m²

(1) Excluding balconies and terraces

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	
Very energy efficient - lower running costs	Level	Very low environmental impact - lower CO ₂ emissions	Level
105-120 kWh/m ² /year	A	10-15 g/kWh	A
81-105 kWh/m ² /year	B	15-20 g/kWh	B
55-81 kWh/m ² /year	C	20-25 g/kWh	C
39-55 kWh/m ² /year	D	25-30 g/kWh	D
23-39 kWh/m ² /year	E	30-35 g/kWh	E
7-23 kWh/m ² /year	F	35-40 g/kWh	F
0-7 kWh/m ² /year	G	40-45 g/kWh	G

Not energy efficient - higher running costs

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC