



**18 Orchard Lane**  
**Hutton, Driffield, East Yorkshire YO25 9PZ**  
**Price £525,000**

**WP** WOOLLEY  
& PARKS



\*\*\*BEAUTIFUL FAMILY HOME ENJOYING AN IMPRESSIVE PLOT, Paddock AND OUTBUILDINGS\*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

This superb double fronted property is an absolute must see. Having been immaculately presented and lovingly updated by the current owners to provide a stylish and comfortable home that would suit any buyer. Warm, neutral tones throughout with modern fixtures and quality fittings evident in each and every room. Naturally light and versatile accommodation over two floors with an inviting dining hall, formal lounge, stunning garden room extension, open plan living kitchen, rear lobby, utility room and W/C all to the ground floor with four double bedrooms and family bathroom to the first. Enjoying a generous sized plot this home boasts beautiful south facing formal gardens which provide a fair degree of privacy throughout, extensive sized outbuilding currently used as a garage plus further work shop, private drive and additional paddock to the side. Located in arguably one of the finest villages around, Hutton boasts picturesque countryside walks on the doorstep plus a variety of local amenities in the neighbouring village of Cranswick. Attractive both inside and out, this sizeable family home is sure to be in high demand, so early viewings essential.



**Dining Room** 11'5" x 16'3" (3.48m x 4.96m )  
Warm and inviting dining hall, hugely versatile reception room currently used as a formal dining space, naturally light with double glazed windows to dual aspect, external door to front elevation, attractive fitted coving, turn flight staircase leads to first floor accommodation with central heating radiator and fitted carpets.

**Lounge** 21'9" x 11'10" (6.63m x 3.62m )  
Spacious formal lounge with double glazed bow window to front elevation, feature multi fuel burning stove with attractive tiled hearth and timber mantle creates a superb focal point to the room, fitted coving, wall lighting, central heating radiators and fitted carpets laid throughout.

**Garden Room** 14'5" x 11'1" (4.41m x 3.40m )  
Superb garden room extension boasting unspoiled garden views with double glazed windows to dual aspect, French doors to side elevation, panoramic glass roof, central heating radiator allowing the room to be used all year round with wood effect flooring laid throughout.

**Kitchen** 8'1" x 7'3" (2.48m x 2.23m )  
Impressive open plan living kitchen offering a comprehensive range of wall, base and drawer units in a soft cream finish with contrasting butcher block work surfaces and tiled splash backs, inset single bowl Belfast sink with drainer and extendable mixer tap over, integrated oven, four ring induction hob, fitted extractor, microwave, fridge and freezer, breakfast bar return, built in wine rack, double glazed window to rear elevation, inset LED spot lights, stylish vertical radiator and tiled effect vinyl flooring.

**Day Room** 9'10" x 16'2" (3.02m x 4.95m )  
Open plan day room with double glazed bow window to side elevation, attractive fitted coving, central heating radiator and fitted carpets.

**Rear Lobby** 3'1" x 8'9" (0.95m x 2.69m )  
Double glazed external door to side elevation and quarry tiled flooring.

**Utility Room** 4'9" x 4'10" (1.47m x 1.49m )  
Useful utility room offering ample space and plumbing for free standing appliances, double glazed window to rear elevation, fitted wall units, tiled work surface and quarry tiled flooring.

**Cloakroom/W/C** 4'9" x 2'11" (1.46m x 0.91m )  
Fitted with a low flush w/c, double glazed window to rear elevation and continued quarry tiled flooring.

**First Floor Landing** 15'10" x 6'3" (4.85m x 1.93m )  
Beautifully decorated first floor landing with double glazed window to front elevation, access to loft space, attractive fitted coving, built in airing cupboard and fitted carpets.

**Main Bedroom** 12'1" x 11'9" (3.70m x 3.59m )  
Generous main bedroom with double glazed window to front elevation, fitted coving, central heating radiator and fitted carpets.

**Bedroom Two** 11'5" x 9'7" (3.50m x 2.93m )  
A further good sized double bedroom with double glazed window to rear elevation, fitted coving, central heating radiator and fitted carpets.

**Bedroom Three** 9'3" x 11'9" (2.84m x 3.60m )  
Third spacious double bedroom with double glazed window to front elevation, fitted coving, central heating radiator and fitted carpets.

**Bedroom Four** 9'11" x 8'1" (3.03m x 2.48m )  
Generous fourth bedroom currently used as a home office with double glazed window to rear elevation, fitted coving, central heating radiator and fitted carpets.

**Family Bathroom** 5'5" x 7'8" (1.66m x 2.36m )  
Modern fitted bathroom comprising panelled bath complete with drench shower head over and separate shower attachment, pedestal wash basin with waterfall tap and low flush w/c, fully tiled walls, double glazed window to rear elevation, wall mounted chrome heated towel rail and tiled effect flooring.

**External**  
The property enjoys impressive gardens to both the front and rear of the property. Having been mainly laid to lawn with mature and well stocked borders, raised beds and established trees, greenhouse, large storage shed and patio area. The rear garden provides a fair degree of privacy throughout and benefits from a southerly facing aspect.

**Garage/Outbuilding** 56'2" x 26'2" (17.14m x 8.00m )  
Extensive sized outbuilding currently used as a double garage with separate 3 phase power supply and EV charging point. The garage benefits from a tall ceiling giving plenty of space to store a camper or caravan with access via sliding solid wood doors to the front. The garage is accessed via a generous gravelled drive which provides ample off street parking and turning area.

**Garage/Workshop** 18'4" x 26'4" (5.59m x 8.05m )

A further good sized work shop, again could be utilised as a garage or for additional storage with sliding solid wood door, power supply and light.

**Paddock**  
The property benefits from a grass paddock to the side of the property with hedge surround and mature planted borders.

**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).













Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

3491.21 ft<sup>2</sup>  
324.34 m<sup>2</sup>

Reduced headroom

7.82 ft<sup>2</sup>  
0.73 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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