



The Old School
Main Street
Thwing, YO25 3DY

ASKING PRICE OF

£485,000

3 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Front Elevation



3



2



4



Single garage



Solid Fuel Central Heating

The Old School Main Street, Thwing, YO25 3DY

A property which is certainly steeped in history. The Old School is, as its name suggests, being formerly the 'Board School' dating from 1884 and converted to residential accommodation during, we understand, the 1970s.

Located within the pretty rural village of Thwing, the property stands in a commanding elevated position with generous off-street parking with outstanding views over adjacent countryside surroundings. The views can be enjoyed from not only the garden but also from most rooms within the house itself. This really is a rare opportunity to purchase a distinctive home with a wealth of character accommodation, the focal points are numerous but could include the main lounge, a huge space featuring bi-fold doors onto the rear garden as well as stunning fireplace with inset log burning stove. There are beamed ceilings and timber work features in most rooms along with exposed wooden floorboards to many of the ground floor rooms.

The dining room is again, very grand and features space for a large dining table along with beamed ceilings and exposed wooden floors. The kitchen includes an extensive range of

traditionally styled kitchen units along with Range style cooker, space to accommodate a breakfast table and views from multiple windows

There are three main bedrooms to the property, all of which are en-suite along with a stunning galleried landing which is a reception room in itself. All bathrooms including a ground floor shower room are beautifully appointed and feature traditional suites including free-standing baths with claw feet and free-standing washstands.

Externally, the south facing walled gardens are unlikely to disappoint. Flanked by views over open countryside, the gardens are predominantly lawned interspersed with mature planting and includes a paved patio immediately to the rear of the house plus summerhouse area and ornamental pond. There is vehicle access and parking for multiple vehicles together with single garage. Eco-credentials include a biomass heating system. In summary, with accommodation of around 2000 ft², character features, large gardens and open views, this really is a package of property which is seldom available and certainly a far cry from its modern counterparts.



Lounge



Lounge



feature inset solid fuel stove



Dining Room

THWING

Thwing is a small village and lies in the Yorkshire Wolds, which are known for their picturesque landscapes and rolling hills.

The village is situated approximately 9 miles north of Driffield, 8 miles west of the North sea coast at Bridlington and 15 miles south-east of Scarborough. Thwing is part of the civil parish of Thwing and Octon. The village is mentioned in the Domesday Book of 1086 where it is referred to as 'Twenge'.

Accommodation

ENTRANCE HALL

A useful covered porch, with mosaic tiled floor, pitched roof, radiator and door leading into:

INNER HALL

With exposed wooden flooring, beamed ceiling, radiator and arch into the main/middle Hall.

SHOWER ROOM

The useful house bathroom (given that all bed rooms are en-suite) includes a Quadrant style shower enclosure and low-level WC plus pedestal wash basin. Beamed ceiling and inset lighting.

MAIN HALL

With exposed wooden flooring and feature staircase leading off, radiator, beamed ceiling and double doors leading into:

LOUNGE

25' 6" x 19' 8" (7.78m x 6.01m)

A stunning space, well lit by windows to multiple aspects and including a feature inset solid fuel stove with timber over mantel and brick built back and hearth. Exposed timber flooring and radiator. Ceiling feature and semi half landing gallery staircase feature protruding into the room itself.

DINING ROOM

15' 10" x 10' 10" (4.85m x 3.31m)

With exposed wooden flooring and beamed ceiling features. Fitted dado rail with the lower wall having a detailed feature. Radiator.

BREAKFAST KITCHEN

15' 10" x 11' 11" (4.85m x 3.64m)

Extensively fitted with a range of traditionally styled kitchen units including base and wall mounted cupboards, the base cupboards offering a wood block worktop over. Built in Belfast sink and Range style cooker, this being electric with an LPG hob. Feature solid fuel stove, plumbing for automatic washing



Breakfast Kitchen



View from kitchen



Shower Room



Galleried Landing

machine plus plumbing for a dishwasher, slate floor.

Well lit by multiple windows offering views over adjacent countryside.

FIRST FLOOR

GALLERIED LANDING

19' 8" x 10' 2" (6.01m x 3.11m)

As its name suggests, there is a feature gallery handrail to the stairs and this gives way to a superb space which can be used as a room in its own right.

Attractive views from the window.

MASTER BEDROOM 16' 0" x 11' 5" (4.88m x 3.5m)

With feature picture windows and vaulted ceiling with timber work feature, double panel radiator and walk-in wardrobe.

EN-SUITE

A stunning suite with free-standing bath having claw feet, fully tiled shower enclosure, bidet, low-level WC and wash stand. Vaulted ceiling with timber feature and ceramic tiled floor.

BEDROOM 2 13' 9" x 9' 8" (4.21m x 2.96m)

With partially sloping ceiling, radiator and feature arched window.

EN-SUITE

With white panelled bath having a shower over with glass screen. Wall hung wash basin and low-level WC. Radiator.

BEDROOM 3 11' 3" x 9' 2" (3.43m x 2.8m)

With partially sloping ceiling and radiator.

EN-SUITE

With walk in shower featuring a glass side screen, freestanding wash stand and low-level WC. Chrome heated towel rail and ceramic tiled floor.

OUTSIDE

The property is set back from the road on an elevated plot. There is a shallow front garden. A semi sloped vehicle access leads to the side of the property where there is extensive parking for multiple vehicles. There is also access to:

SINGLE GARAGE

With front facing up and over door plus side personal door.

BOILER HOUSE

Housing the biomass boiler and fuel.

STORE



Galleried Landing



Master Bedroom



En-Suite



En-Suite

SUMMERHOUSE Of timber construction with its own porch and deck area.

GARDENS The south facing walled gardens are extensive and mature, flanked by open countryside views and featuring extensive lawns, mature planting, natural pond area, one large greenhouse. Immediately to the rear of the property is a patio which again, provides views over the garden and adjacent countryside.

FLOOR AREA From the Energy Performance Certificate the floor area for the property is stipulated as 221 square metres.

CENTRAL HEATING The property benefits from biomass central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING The property benefits from sealed unit double glazing throughout.

TENURE We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES Mains electricity and water are available at the property. Private drainage system.

COUNCIL TAX BAND East Riding of Yorkshire Council shows that

the property is banded in council tax band F.

ENERGY PERFORMANCE CERTIFICATE Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (TBC) This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

NOTE Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH? As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?
WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW
 *by any local agent offering the same level of service.

VIEWING

Strictly by appointment with Ulllyotts.



Bedroom



En-Suite



Bedroom



En-Suite



Summerhouse



Garden



Garden



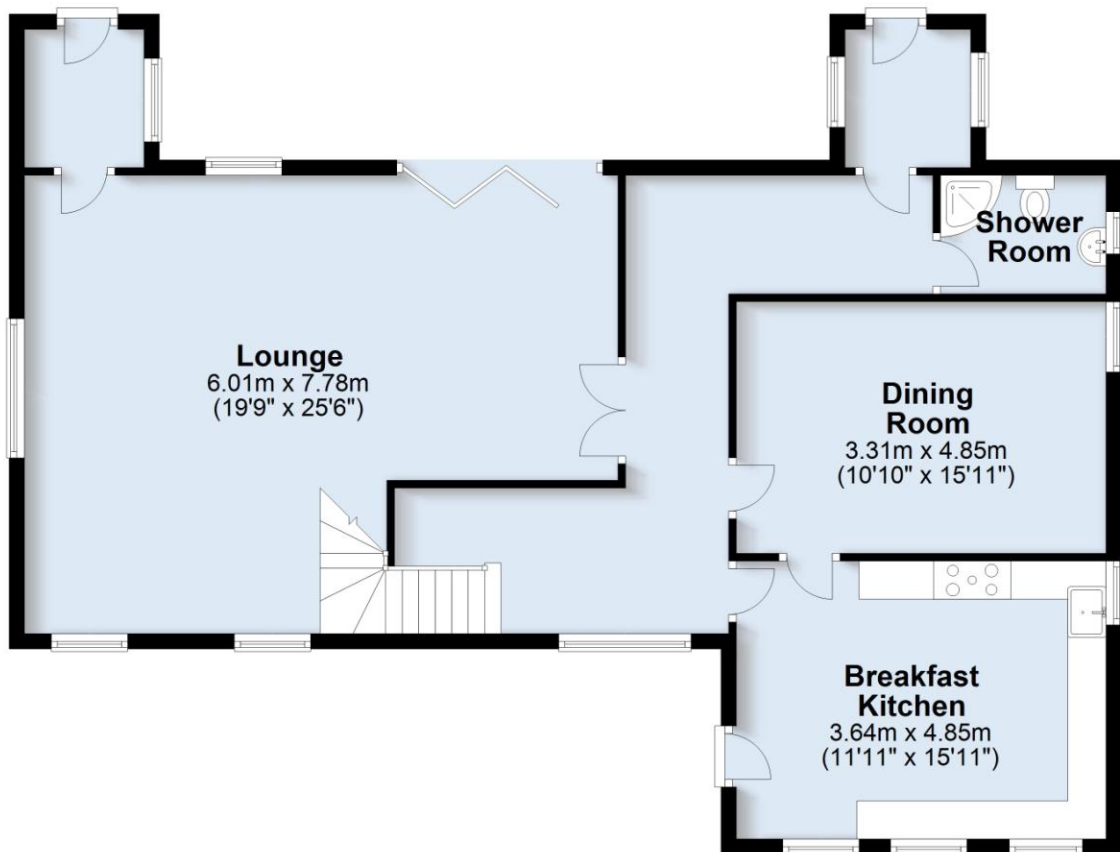
Ornamental pond



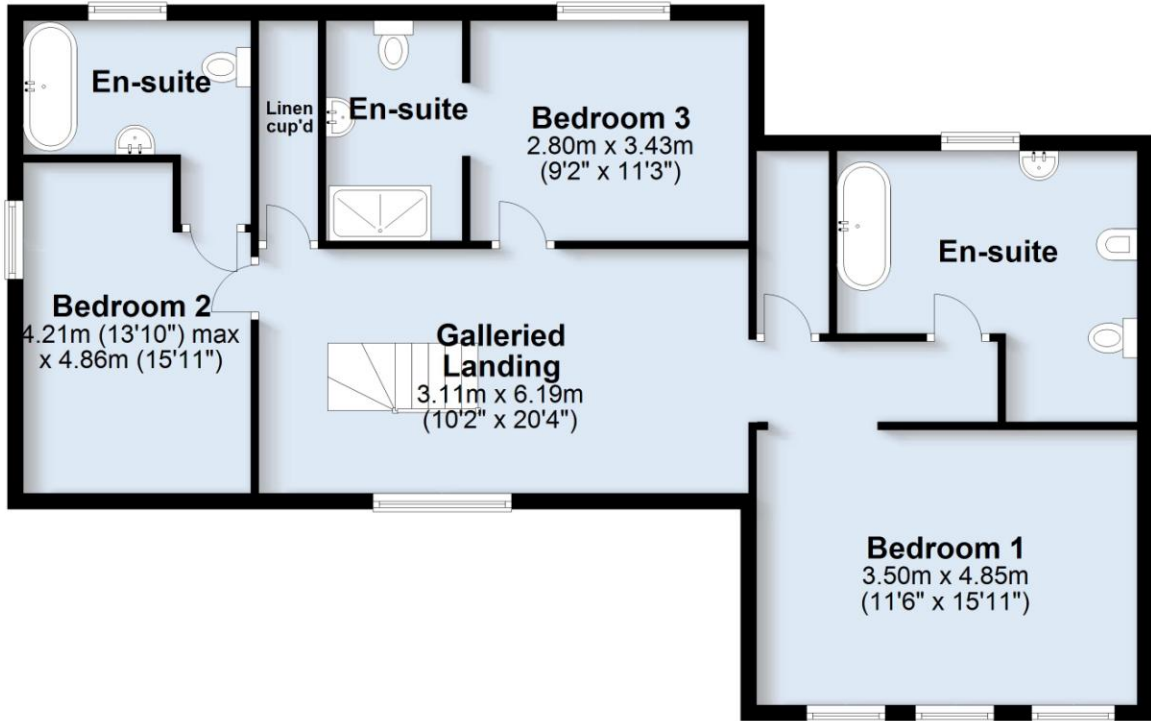
View

The stated EPC floor area, (which may exclude conservatories),
is approximately 221 sq m

Ground Floor



First Floor



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017661.

Testimonials

“ Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble. ”

“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you. ”

“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business. ”

“ The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”

“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale. ”

“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job! ”

■ Ulllyotts ■

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations