



Stoneridge House
North Back Lane
Kilham, YO25 4RX

ASKING PRICE OF

£499,950

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Kitchen/Dayroom/Dining Room

 4
  3
  2
  Off Road Parking
  Electric Heating

Stoneridge House, North Back Lane, Kilham, YO25 4RX

Forming one of only a handful of executive homes on the outskirts of this rural village, in a non-estate location, with open views to the rear, the location of this property is rather special as it combines rural elements whilst also being only a short walk from the village centre with its local amenities including shops and Public House.

At in excess of 2100 ft² of accommodation, make no mistake, this is a spacious home. With a luxurious range of accommodation that includes a focal point of a contemporary open plan living space combining day room, dining room with vaulted ceiling and kitchen located to the rear of the house being supplemented by a formal lounge with solid fuel stove and dedicated study.

The first floor provides a master bedroom suite which includes walk-in wardrobe as well as deluxe en-suite. In addition, there are three further double bed rooms as well as house bathroom. The first floor is rounded off by an absolutely outstanding galleried landing.

The high specification interior is enhanced further by the eco-credentials of the house which include a solar PV system and high efficiency heating system with zoned underfloor heating to the ground floor. There is also an integrated vacuum system.

In summary, this is a home which is unlikely to disappoint and very likely to impress immediately upon entering the beautiful and welcoming entrance hall.

KILHAM

Nestling in a sheltered valley at the heart of the Yorkshire Wolds, Kilham was once an important market town, larger than Driffield, which held annual trading fairs. Standing in a commanding position at the heart of the village conservation area, All Saints Church dates back to the Norman period and overlooks Ye Olde Star Inn and Restaurant.



Entrance Hall



Cloakroom/WC



Lounge



Lounge

Accommodation

ENTRANCE HALL

A stunning light and airy space with feature quarter turn staircase leading off having wrought iron and wooden spindles and timber balustrade. Wood effect ceramic tiled floor and built-in cupboard housing central heating system and integral vacuum system.

CLOAKROOM/WC

With low-level WC and vanity wash hand basin.

LOUNGE

18' 8" x 13' 10" (5.7m x 4.22m)

With feature fireplace and inset niche with a solid fuel stove in situ and substantial timber mantle. Front and side facing windows. Double doors leading into:

DAYROOM/KITCHEN

31' 6" x 11' 6" (9.62m x 3.51m)

A truly special room! The kitchen area being substantially fitted with a contemporary range of kitchen units including base cupboards with quality worktops over and wall mounted cupboards. Space and provision for a Range cooker with extractor hood over. Inset sink with swan neck mixer tap and integrated dishwasher. Feature central island with low-level cupboards and integrated wine rack, recessed ceiling spotlights and ceramic tiled floor. Being open in to:

DINING ROOM

10' 9" x 10' 4" (3.3m x 3.15m)

Again a stunning room with French doors overlooking the garden and feature vaulted ceiling with exposed beams. Ceramic tiling to the floor.

UTILITY ROOM

7' 11" x 6' 11" (2.43m x 2.13m)

With ceramic tiled floor, full height larder cupboard and built-in fridge freezer and stainless steel sink with single drainer. Space and plumbing for automatic washing machine and a tumble dryer. Door to the exterior.

OFFICE/STUDY

9' 8" x 8' 2" (2.95m x 2.51m) With bespoke fitted office furniture including cupboard, drawers, desk area and bookshelves.

FIRST FLOOR

GALLERY LANDING

An exceptionally spacious feature landing with timber bannister and gallery overlooking the entrance hall.



Kitchen



Day Room



Bathroom



Dining Room

MASTER BEDROOM 16' 11" x 13' 6" (5.17m x 4.12m)

Overall, an outstanding master suite with French doors leading out onto its own Juliet balcony having beautiful views over open countryside. There is a very spacious walk-in wardrobe accessed via sliding mirrored doors.

EN-SUITE

Beautifully fitted with walk-in shower enclosure with sliding doors, vanity wash hand basin and low-level WC. Chrome heated towel radiator and useful shelving. Ceramic, wood effect, tiled floor.

BEDROOM 2 13' 6" x 8' 6" (4.14m x 2.61m)

With front facing window.

BEDROOM 3 11' 6" x 10' 2" (3.51m x 3.1m)

With rear facing window.

BEDROOM 4 10' 10" x 7' 10" (3.32m x 2.4m)

With front facing window.

BATHROOM

Feature panelled bath and vanity wash basin plus low-level WC. Heated towel radiator and wood effect ceramic tiled floor.

OUTSIDE

The property stands well back from the road on a good sized plot with large, predominantly lawned gardens to the front. There is a gravelled drive which provides generous off-street parking and turning space to the front of the house and in turn leads to a large garage with front facing door and electric power and lighting connected.

To the rear of the property is an established garden featuring an Indian stone patio immediately adjacent to the house. This gives way to an expanse of lawn edged with borders. There is also a large purpose-built workshop/summerhouse/studio featuring electric power and lighting and currently being used as a recreation space.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 195 square metres.

CENTRAL HEATING

The property benefits from electric heating.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.



Study



Utility Room



Gallery Landing



Master Bedroom

TENURE

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

SERVICES

Mains water, electricity and telephone. Private drainage.

COUNCIL TAX BAND

Band (to be confirmed).

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



En-suite



En-suite



Bedroom



Bedroom



Bedroom



Workshop/Summerhouse/Studio



Rear Elevation

The stated EPC floor area, (which may exclude conservatories),
is approximately 195 sq m



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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! ”

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