



The Farmhouse, Creyke Farm,  
Cottam

YO25 3BG

ASKING PRICE OF

£395,000

5 Bedroom Detached House

■ Ulllyotts ■  
EST 1891

01377 253456





View

 5    5    2    Off Road Parking    Oil Central Heating

## The Farmhouse, Creyke Farm, Cottam, YO25 3BG

**Offering huge scope to develop into whatever the new owner wishes! This is a detached house which provides extensive accommodation coupled with a rural setting benefitting from superb panoramic views!**

The property has been developed considerably and currently offers up to four reception rooms on the ground floor with generously proportioned dining kitchen and ground floor shower room. The first floor provides five bedrooms plus house bathroom.

At approaching 1900 ft<sup>2</sup> of accommodation, this is undoubtedly a large property which can be further customised, if required, and offers off-street parking for vehicles, with the property itself being accessed via a long gravelled drive.

### NEARBY DRIFFIELD (approx. 6 miles)

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods.

Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.





Shower Room



Lounge



Dining Kitchen



Dining Kitchen

## Accommodation

### ENTRANCE HALL

With large built in cupboard.

### SITTING ROOM (OR BEDROOM)

14' 9" x 11' 7" (4.52m x 3.55m)

With outstanding front and side views. Huge potential to be used as a bedroom together with the adjacent shower room. Radiator.

### SHOWER ROOM

With walk-in shower enclosure and mixer shower, low-level WC and pedestal wash hand basin. Fully tiled to the shower enclosure with tiling elsewhere.

### LOUNGE

14' 9" x 11' 3" (4.52m x 3.43m)

With front and side windows. Tiled floor. Radiator.

Double doors leading into:

### DINING KITCHEN

30' 10" x 8' 8" (9.41m x 2.65m)

A huge room with views to the side and front. The dining area featuring a wood effect laminate floor and wall light point. This is open plan into the kitchen area which is extensively fitted

with a wealth of traditionally styled kitchen units with drawers and worktops plus wall mounted cupboards to match, display cupboards and open display cupboards. Space for a slot-in electric cooker with extractor canopy fitted, inset sink with single drainer, space and plumbing for automatic washing machine. Ceramic tiled floor.

### DAY ROOM

18' 8" x 14' 8" (5.71m x 4.48m)

With rear facing French doors onto the garden, brick fireplace with stove in situ upon a flagged hearth. Radiator.

### STUDY

14' 8" x 8' 5" (4.48m x 2.58m)

With staircase leading off to the first floor. French doors leading out onto the rear garden, fireplace and fire in situ.

### FIRST FLOOR

### LANDING

### BEDROOM 1

11' 6" x 11' 6" (3.53m x 3.53m)

With rear facing window and built-in wardrobe. Radiator.



Day Room



Study



Study



Bathroom

**BEDROOM 2**

13' 9" x 8' 7" (4.21m x 2.63m)  
With front facing views. Radiator.

**BEDROOM 3**

14' 7" x 8' 11" (4.47m x 2.73m)  
With rear facing views. Radiator.

**BEDROOM 4**

8' 7" x 7' 4" (2.63m x 2.26m)  
With front facing window. Radiator.

**BATHROOM**

With suite comprising corner bath, pedestal wash hand basin and low-level WC. Fully wall tiled.

**OUTSIDE**

The property stands well back from the road behind a long gravelled drive which leads to an area providing ample car parking for multiple vehicles. To the rear of the property is a predominantly lawned garden which extends to the side of the property and onto the road.

**FLOOR AREA**

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

**CENTRAL HEATING**

The property benefits from an oil fired 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 water, electricity and telephone. Private drainage.

**COUNCIL TAX BAND**

Band E.

**ENERGY PERFORMANCE CERTIFICATE**

Rating (to be confirmed).

**NOTE**

Heating systems and other services have not been checked.

All measurements are provided for guidance only.





Rear Elevation



View

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.

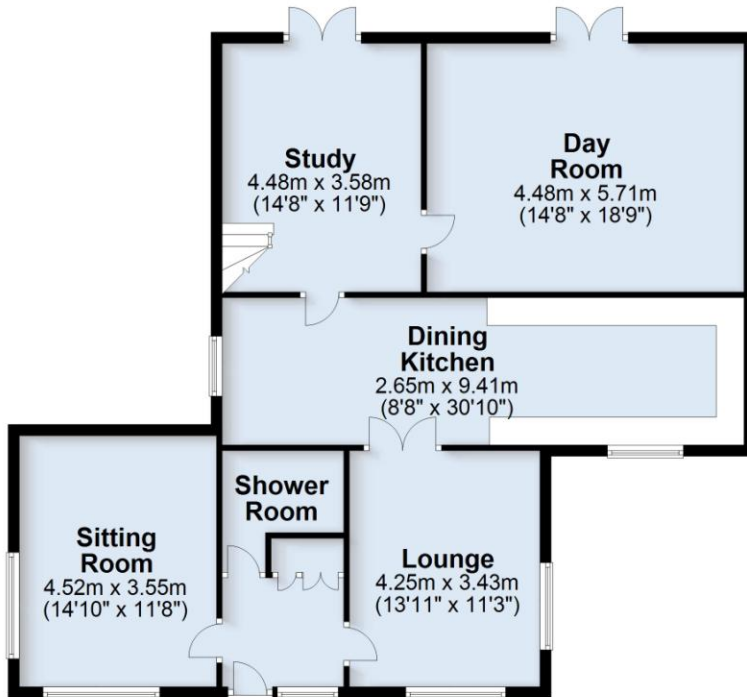
Regulated by RICS



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

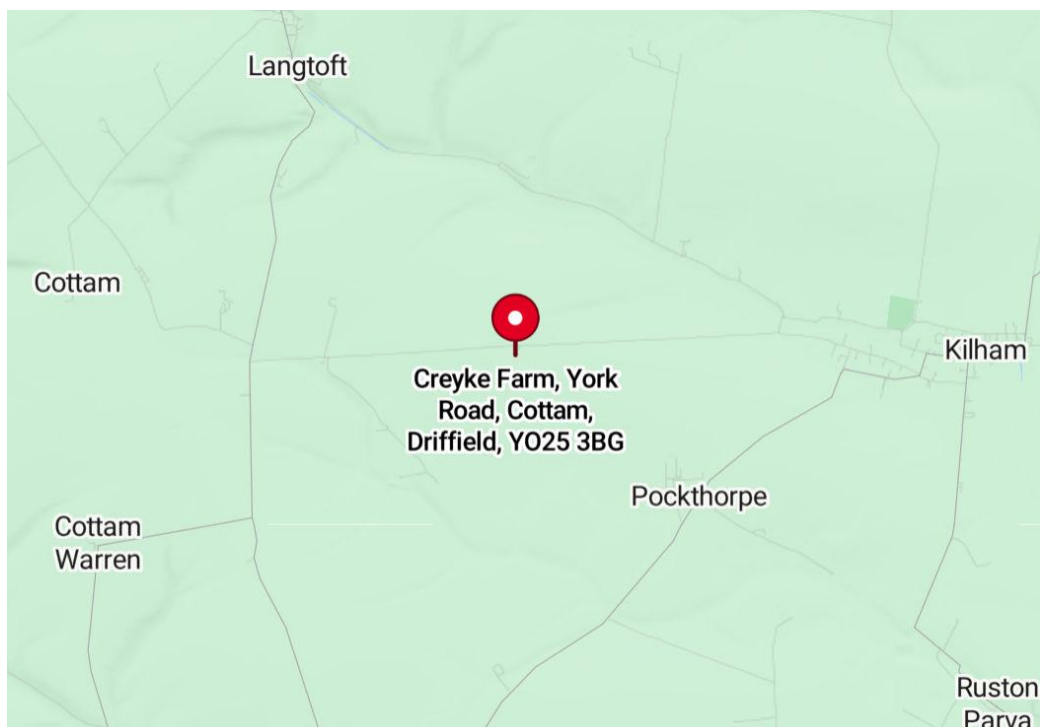
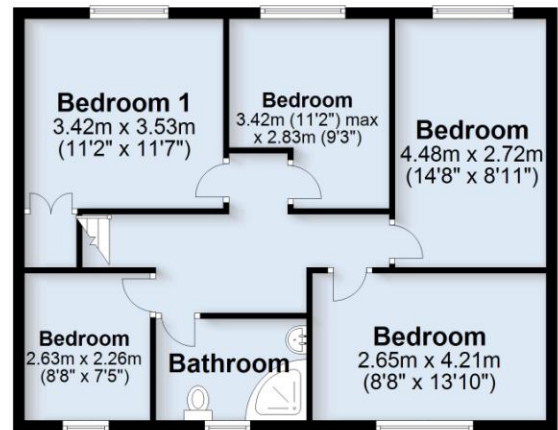
### Ground Floor

Approx. 109.3 sq. metres (1176.3 sq. feet)



### First Floor

Approx. 67.5 sq. metres (726.7 sq. feet)



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