



The Old Coach House
1 Fieldhouse Close
Drifffield, YO25 6AY

ASKING PRICE OF

£550,000

4 Bedroom Coach House Conversion



Garden

 4
  2
  2
  Parking for multiple vehicles
  Gas Central Heating

The Old Coach House, 1 Fieldhouse Close, St John's Road, Driffield, YO25 6AY

An 18th-Century Coach House carefully and thoughtfully refurbished by the owners to create a dream home providing distinctive and comfortable family accommodation.

The location combines the convenience of town centre living with the feel of the country created by established trees and a private driveway.

The stunning accommodation is to be envied and includes an open-plan kitchen, dining and living area with double feature fireplace. Four generously sized bedrooms, including a master bedroom with en-suite and a family bathroom.

The exceptional specification successfully combines original features including Yorkstone tiling, beams, arched windows all complemented by contemporary touches such as dimmable lighting, flat plate chrome sockets and switches, and, importantly, high levels of insulation for energy efficiency.

A double garage with twin doors and first floor storage with scope for conversion is complemented by ample parking all set within sheltered, mainly lawned gardens.

The town's many amenities are within easy walking distance. These includes schools, a well-regarded shopping and commercial centre, sporting and health facilities. A weekly stalled market adds to the character of the town centre.

DRIFFIELD

Driffield is a vibrant market town that includes a central shopping area with weekly stalled market and shops providing a wide range of goods and services for everyday needs supplemented by national retailers and supermarkets.

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.



Entrance Hall



Entrance Hall



Open plan lounge



Open plan lounge

Accommodation

ENTRANCE HALL

The original Yorkstone floor has been re-laid with underfloor heating. Decorative wall panelling and Victorian four-panelled oak doors lead to the rest of the house, along with an oak quarter-turn staircase to the first floor. A useful storage cupboard is located under the staircase.

OPEN PLAN LIVING SPACE

38' 8" x 15' 1" (11.79m x 4.62m)

LOUNGE

Two arched windows provide plenty of light. The room features limestone tile flooring and a double-sided fireplace, with passageways on either side leading to the kitchen.

KITCHEN/DINING

Originally used as coach housing, the two arched openings are now fully double-glazed with hardwood sapele doors leading to the front garden. The limestone tiled floor continues from the lounge. The fireplace is fitted with a log burner and two log stores. The kitchen combines modern and classical elements, with dark blue Shaker units, a Belfast sink, quartz stone worktops, and a breakfast bar. Appliances include a single fan oven, combi-microwave, induction hob, warming drawer, integrated fridge freezer, integrated dishwasher and wine cooler.

UTILITY ROOM

13' 5" x 12' 5" (4.11m x 3.79m)

The original clay quarry tiles have been restored and re-laid. Three cottage-style windows flood the room with light. The utility units run the full length of the room, with space for both a washing machine and dryer, along with plenty of pantry drawers, cupboards, and shelving. The rest of the room is used as a pantry with space for an American fridge freezer (not included).

CLOAKROOM/WC

Located off the utility room, this generous space features elegant patterned floor tiles, chrome ladder towel rails, and traditional sanitary ware.

FIRST FLOOR

LANDING

A truly impressive landing with vaulted ceiling and exposed timber trusses. Roof lights adorn the landing and corridor leading to the bedrooms. The landing has a chandelier point and wall light, with the corridor lit by LED spotlights.



Double sided fireplace



Open plan kitchen/dining



Open plan kitchen/dining



Open plan kitchen/dining

HOUSE BATHROOM

The vaulted ceiling continues into the bathroom, which includes a bath with shower over, wash hand basin, WC, and chrome ladder towel rail. The room is lit with LED spotlights and a roof light. The room is half-tiled, with full height tiling in the shower area.

MASTER BEDROOM

15' 1" x 12' 9" (4.60m x 3.89m) and (2.07m x 1.35m) Located at the end of the corridor, this room has been sympathetically restored, featuring two arched windows and a restored beam. There is plenty of space for wardrobes and a dressing area, complete with a radiator and high-level TV point.

EN-SUITE

10' 4" x 6' 5" (3.17m x 1.97m)
A full-length arched window occupies the space from the old granary door. The en-suite includes a dual head shower with glass enclosure, basin with mixer tap, comfort height WC with dual flush plate and chrome ladder towel rail. The shower enclosure is fully tiled, with half-height tiling around the WC in a brick bond pattern.

BEDROOM 2

13' 6" x 12' 8" (4.12m x 3.87m)

Located down a step off the landing, this room was once presumed to be the old stable boys' living quarters. Light shines through a front-facing window and east-facing roof light. The room includes a radiator and high-level TV point.

BEDROOM 3

10' 10" x 9' 0" (3.32m x 2.75m)

This room features a west-facing arched window and an existing beam that adds character. A pair of doors lead to a storage cupboard housing the boiler, cylinder, and shelving. The room has an alcove for additional storage if required.

BEDROOM 4

10' 10" x 6' 9" (3.31m x 2.08m)

Currently used as office space, this room has an arched front-facing window. The sockets are set at desk height, with radiator heating.

OUTSIDE

The property is approached via a private drive off St John's Road.

Neighbouring properties have a right of access over the first part of the drive to their own properties.



Open plan kitchen/dining



Utility Room



Cloakroom/WC



Landing

GARAGE

20' 1" x 10' 4" (6.14m x 3.16m) and (5.19m x 3.16m). The garage features twin openings with dividing pillar. The anthracite grey remote-controlled sectional doors open to a space split into two sections, with one side currently used as a workshop. Both sides are lit with strip lighting and have plenty of sockets.

FIRST FLOOR STORAGE

20' 2" x 13' 1" (6.16m x 4m)
The first floor area is used for storage but has scope for conversion for a variety of uses, subject to necessary consents

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 1862 sq ft.

CENTRAL HEATING

The property benefits from gas 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

All mains services are available at the property.

COUNCIL TAX BAND

Band E.

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.

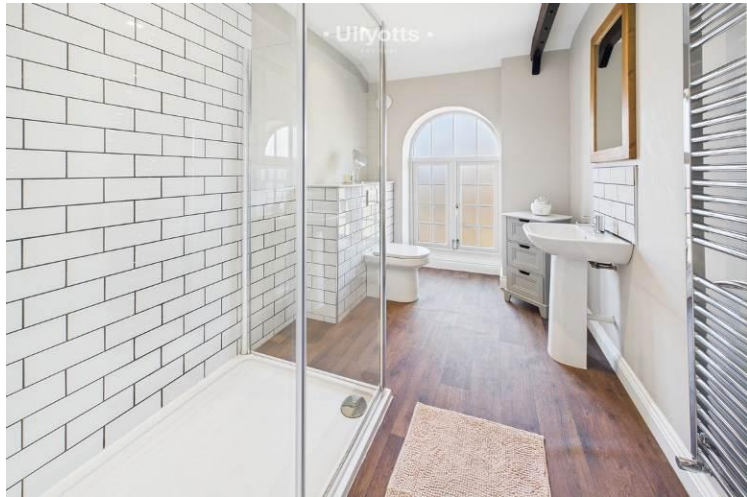
Regulated by RICS



House Bathroom



Master Bedroom



En-suite



Bedroom



Bedroom



Bedroom



Garage

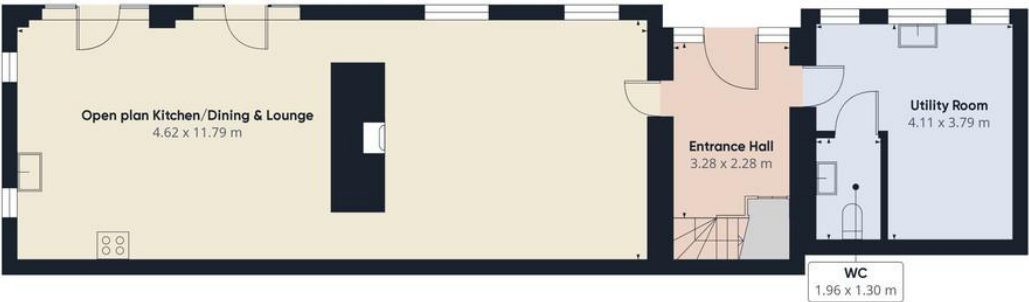


Garden



Driveway

The stated EPC floor area, (which may exclude conservatories),
is approximately 1862 sq ft



Ground Floor



Floor 1

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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!

■ Ulllyotts ■

EST 1891



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