



Chestnut Cottage  
Little Driffield  
YO25 5XF

ASKING PRICE OF

**£690,000**

3 Bedroom Barn Conversion

■ **Ulllyotts** ■  
EST 1891

01377 253456





Garden

 3    4    2    Double Garage    Oil Central Heating

## Chestnut Cottage, Little Driffield, YO25 5XF

'Chestnut Cottage' is a hugely individual detached barn conversion of the highest order set within extensive grounds of around 2.75 acres and provides exceptionally versatile living accommodation of around 2000 ft<sup>2</sup>. It is presented to the highest order throughout whilst retaining many attractive original features. Its location is both idyllic and unique, successfully combining a semi rural setting, extensive gardens, paddock and stables with high quality living space. The outside space which includes a delightful ornamental garden as its centrepiece also includes a delightful courtyard, fenced paddock and stabling plus its own woodland area ... perfect for a countryside stroll, not venturing far from the house itself!

The property is approached via a private drive which culminates in an extensive area of off-street parking suitable for a multitude of vehicles along with double garage. Also included is an attached workshop. The vendors have upgraded the property thoroughly since purchase, and though the property is already extensive and will provide most buyers with the space they require, there is also undoubted scope to develop this further, if required.

In total there are four generously proportioned reception rooms together with well-equipped kitchen and ground floor master bedroom with bathroom facility. The first floor provides two further bedrooms

along with guest bathroom. Part of the ground floor is currently used by the vendors as a home office in this room is a true delight benefiting from vast natural lighting and outstanding views. A further enhancement is a solar PV system which will provide a proportion of the electricity demand of the house.

In summary, the sale of 'Chestnut Cottage' provides buyers with the rare opportunity to purchase a truly unique parcel of property which, being on the fringe of Driffield, gives the opportunity of a country lifestyle whilst having the convenience of being within only a mile of Driffield town centre.

### NEARBY DRIFFIELD

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.





Entrance Hall



Dining Room



Lounge



Lounge

## Accommodation

### ENTRANCE HALL

A truly welcoming entrance to the property featuring a staircase leading up to the first floor having a spindled ballustrade. Contemporary oak finished cottage style doors lead off to the principal rooms and these are finished with brushed chrome furniture. Built in under stairs storage cupboard.

### DINING ROOM

15' 5" x 10' 9" (4.71m x 3.3m)

With front facing patio door opening out onto the courtyard. Custom overhead table lighting. Radiator.

### LOUNGE

18' 2" x 17' 10" (5.54m x 5.46m)

With feature Adam style fireplace having a marble hearth and inlay and French doors leading out onto the courtyard. Half vaulted ceiling. Radiator. The centralised main light is supplemented by secondary inset ceiling lighting.

### SITTING ROOM

12' 9" x 12' 7" (3.89m x 3.86m)

With feature inset log burning stove with timber mantle and inset brick back, part vaulted ceiling and picture rail, dual aspect windows. Radiator.

### SUN ROOM

12' 9" x 12' 7" (3.89m x 3.86m)

A truly stunning room (currently used as the vendors office) offering views across the garden and courtyard and being exceptionally well lit with good natural light.

### KITCHEN

14' 6" x 11' 0" (4.44m x 3.36m)

Extensively fitted with a wealth of traditionally styled kitchen units including floor mounted cupboards, drawers all with worktops over and wall mounted cabinets to match. Feature cooking area with brickwork plinths having a timber mantel over and space for a Range style cooker. Overhead cupboards. Recessed one and a half bowl sink with mixer tap. Feature recessed ceiling lighting and integrated dishwasher. Opening into:

### UTILITY

6' 2" x 8' 10" (1.88m x 2.7m)

With fitted range of cupboards the with block wood worktop over and Belfast sink with mixer tap. Space and plumbing for automatic washing machine. Circular window.

### MASTER BEDROOM

15' 10" x 11' 0" (4.83m x 3.36m)

A very attractive ground floor bed room featuring wardrobes





Sitting Room



Kitchen



Kitchen



Utility Room

and overhead cupboards plus bedside tables and exterior windows. Radiator.

### EN-SUITE/CLOAKROOM

12' 7" x 6' 0" (3.84m x 1.83m)

A 'Jack and Jill' room which serves both the bedroom, as an en-suite, and also the entrance hall as a rather grand cloakroom/WC. Large walk-in shower with plumbed in shower and glass side screen, vanity wash hand basin and low-level WC. Radiator with integrated towel rail.

### FIRST FLOOR

#### LANDING

A rather spacious landing with feature window and access to the loft.

#### BEDROOM 2

15' 5" x 13' 3" (4.72m x 4.05m)

With French doors out onto a Juliet balcony. Radiator.

#### BEDROOM 3

13' 6" x 10' 9" (4.14m x 3.29m)

With feature vaulted ceiling. Radiator.

### HOUSE BATHROOM

Stunning fully tiled bathroom with free-standing bath having claw feet and attractive tap with shower attachment, pedestal wash hand basin and low-level WC. Radiator with integrated towel rail. Recessed ceiling lighting.

### OUTSIDE

The property is accessed via a private drive leading directly off the Driffild bypass. This leads to an extensive parking area which includes double garage with twin doors. Adjoining the main property and accessed from this area is a workshop.

To the front of the property is an enclosed courtyard.

'Chestnut Cottage' is surrounded by extensive gardens, most notably a formal garden located to the rear featuring extensive lawns and establish planted beds.

To the east of 'Chestnut Cottage' stands a substantial stable building including loose box, tack/feed room and storage shed along with two fenced paddocks. To the south and east is an extensive area planted with hundreds of trees which has created a beautiful woodland area, an attractive shelter belt for the property.





Bedroom 1



En-suite/Cbaks/WC



Landing



Bedroom 2

**FLOOR AREA**

From the Energy Performance Certificate the floor area for the property is stipulated as 168 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, telephone and septic tank.

**COUNCIL TAX BAND**

Band E.

**ENERGY PERFORMANCE CERTIFICATE**

Pending new certificate.

**SOLAR PV**

This property benefits from a solar PV system being installed, this will generate a proportion of electricity demand for the property. Electricity can also be stored in a battery back-up system for later use.

Further information may be available upon request.

**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





Bedroom 3



Bedroom 3



Bathroom



Garden immediately adjacent to the house



Double garage





Formal garden



Woodland garden



Side garden including summerhouse



Woodland garden



The stated EPC floor area, (which may exclude conservatories),  
is approximately 168 sq m







Paddock and Courtyard





# Why Choose Ulllyotts?



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**We will never be  
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- ✓ **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.
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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 017981.



# 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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