



Rose Farm
Nafferton Road
Wansford, YO25 8NT

ASKING PRICE OF

£599,995

4 Bedroom Detached House



Garden

 4
  5
  2
  Double Garage
  Oil Central Heating

Rose Farm, Nafferton Road, Wansford, YO25 8NT

A beautifully appointed detached residence in a rural setting benefitting from outstanding open countryside views in all directions. The property stands in grounds of approximately one acre and has been beautifully restored and enhanced now providing a stunning country home.

The versatile range of accommodation is split between two floors with the ground floor offering three dedicated reception rooms plus additional office or fifth bedroom and exceptional focal point of a living room/kitchen located to the rear. There is also a separate utility room and cloakroom plus master bedroom with en-suite. The first floor features three further bedrooms along with house bathroom.

Externally, the property offers more than its counterparts including two double garages along with adjoining workshop. This building in itself provides huge scope for conversion to form a variety of uses, subject to planning consents.

The grounds are exceptional, being predominantly laid to lawn and also offering exceptional views over open countryside to all aspects.

Eco credentials include a solar pv system which incorporates a battery back-up that satisfies part of the electricity demand for the property.

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.



Kitchen/Day Room



Kitchen



Day Room



Office

Accommodation

SIDE ENTRANCE

Into:

KITCHEN/DAY ROOM

29' 2" x 13' 8" (8.91m x 4.17m)

A stunning room with vaulted ceiling and bi-folding doors to one end enjoying an open aspect over adjacent countryside. This well designed space creates the undoubted focal point for the whole property with the kitchen area featuring a range of modern kitchen units with quartz granite worktops over. Inset stainless steel sink with mixer tap and integrated dishwasher, Range-style cooker with extractor hood and splashback. There is also a useful breakfast bar with space for a dining table along with a seating area.

Karndean flooring and feature wood burning stove in situ adjacent to the aforementioned bi-folding doors. Side windows and six Velux style sky light windows makes this an exceptionally light room which is dual zoned for economical heating.

UTILITY ROOM

9' 10" x 8' 11" (3.02m x 2.72m)

A spacious utility room with floor mounted oil central heating boiler and fitted base cupboards with work surfaces over.

Stainless steel sink with single drainer and mixer tap. Full height storage cupboards and karndean flooring. Space and plumbing for automatic washing machine.

REAR ENTRANCE LOBBY

With ceramic tiled flooring.

CLOAKROOM/WC

With modern white suite having low level WC and pedestal wash hand basin. Tiled flooring, shelving and heated towel radiator.

INNER HALL

LOUNGE

19' 0" x 12' 7" (5.80m x 3.84m)

Featuring two radiators and window overlooking the gardens.

DINING/SITTING ROOM

14' 3" x 13' 11" (4.36m x 4.26m)

With front facing window and staircase leading off to the first floor. Radiator.

GARDEN ROOM

21' 0" x 7' 1" (6.41m x 2.18m)

With French doors and glazing offering views across the side garden.



Lounge



Sitting/Dining Room



Garden Room



Master Bedroom

OFFICE/BEDROOM 5

14' 2" x 9' 4" (4.32m x 2.85m)

With front facing window. Radiator.

MASTER BEDROOM

13' 1" x 12' 6" (4.55m x 3.83m)

With window onto the side elevation offering views across the garden. Range of built-in wardrobes. Inset ceiling spotlights. Radiator.

EN-SUITE

With full bathroom suite comprising panelled bath, having a shower over plus side screen, vanity wash hand basin with storage beneath and low level WC. Inset ceiling spotlights. Radiator.

FIRST FLOOR

BEDROOM 2

14' 5" x 11' 5" (4.41m x 3.49m)

With front facing window. Radiator.

BEDROOM 3

14' 4" x 9' 8" (4.38m x 2.95m)

With front facing window. Radiator.

BEDROOM 4

14' 5" x 8' 11" (4.40m x 2.74m)

With rear facing window. Radiator.

BATHROOM

Exceptionally well finished with a Jacuzzi style corner bath, half pedestal wash hand basin, low-level WC plus separate shower area. Fully tiled walls and UPVC cladded ceiling. Two windows and extractor fan. Radiator.

OUTSIDE

The property is situated in a rural setting adjacent to Nafferton Road betwixt Nafferton and Wansford. There is a gated access to the side for vehicles and this leads to an area of hard standing. In addition to this, there are two double garages, one featuring a car lift plus adjoining workshop. There are also two further brick built storage buildings.

The grounds are exceptional and predominantly laid to lawn surrounded by open countryside views.

FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate.



En Suite



Bedroom 2



Bedroom 3



Bedroom 4

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. Drainage is via private means.

SOLAR PV

The property benefits from a solar pv system, this includes battery back-up. The system will provide part of the electricity demand for the property and may benefit from feed-in tariff payments. (Further details upon request).

COUNCIL TAX

Band (to be confirmed)

ENERGY PERFORMANCE CERTIFICATE

Rating C.

NOTE

We understand from the vendor that the boiler has been serviced and checked in June 2025 and is in good working condition.

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



Bathroom



Patio



Garages and workshop



Store



Gardens



The stated floor area, (which may exclude conservatories),
is approximately 193.5 sq m



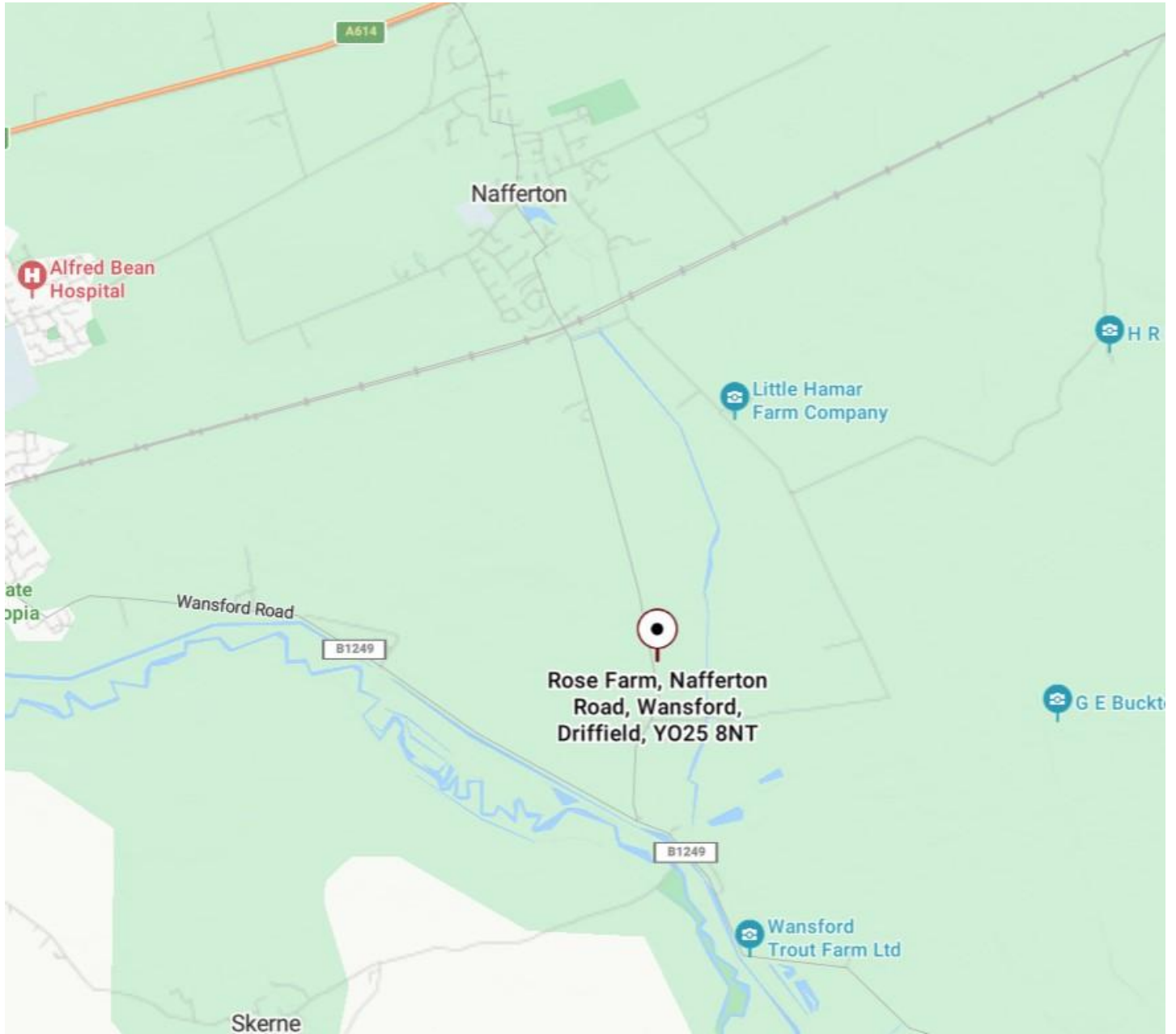
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Approximate total area⁽¹⁾
193.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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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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