





The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk



Tithe Farm , North Dalton, Driffield YO25 9UX
Guide Price £800,000

- Architect designed barn conversion
- Approximately 2,370 square feet
- Two reception rooms
- Stunning kitchen/day room
- Five bedrooms
- Many characterful features
- Exposed roof timbers and brickwork
- Substantial attached barn with development potential
- Wonderful gardens & entertaining space
- EPC Rating: E; Council Tax Band: F

Discover the epitome of rural charm and contemporary living in this exquisite five bedroom barn conversion which is nestled within the picturesque Yorkshire Wolds village of North Dalton. This conversion was designed by an Architect for their own occupation and offers spacious light filled interiors ideal for modern day living, but also benefits from an additional substantial barn ripe for conversion (subject to all necessary consents).

This wonderful conversion enjoys over 2,370 square feet of beautifully appointed spacious accommodation comprising two reception rooms, stunning kitchen/day room and utility. The conversion seamlessly blends the traditional character of the barn with contemporary comforts and showcases exposed beams, brickwork and a stunning oak framed large window to the front of this wonderful home. This really is a stunning property that offers a harmonious blend of indoor and outdoor living with ample space for entertaining, relaxation and family life.

LOCATION

North Dalton is a most popular village within convenient access of Beverley, Driffield and Pocklington. The village is most picturesque with its focal point being an attractive village pond flanked by The Star, the popular public house/restaurant.

The nearest town is Driffield which is centrally situated within very convenient access of the coast (12 miles), Beverley (12 miles), Malton (15 miles), and Hull (20 miles). Driffield benefits from an excellent range of shopping facilities with major high street chains including Tesco, Boots, Superdrug, and Iceland being supplemented by more individual local shops. The town offers good road links to the surrounding area as well as having its own railway and bus stations. There are two Infants’ schools, a Primary School and the Secondary School being Driffield School itself which shares its site with the town's sports centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

RECEPTION HALL

20'3" x 10'2" (6.17m x 3.10m)
Slate floor, feature oak staircase and Victorian style radiator.

LIVING ROOM

20'0" x 14'3" (6.10m x 4.34m)
Substantial brick fireplace with log burner inset on a stone hearth, light oak flooring, sealed unit double glazed Yorkshire sash window along with exposed brick walls, three Victorian style radiators and double glazed French doors to garden.

DINING ROOM

20'0" x 13'0" (6.10m x 3.96m)
Full height feature oak framed double glazed window, light oak flooring, three Victorian style radiators and sealed unit double glazed French doors to rear garden.

KITCHEN/DAY ROOM

20'4" x 21'0" (6.20m x 6.40m)
A stunning room and the heart of the home having stone floor, cream base and eye level units with polished stone work surfaces along with a matching centre island having Belfast sink, electric Range along with induction hob, exposed brick walls, feature brick chimney breast with stone lintel and log burner, sealed unit double glazed sash window, sealed unit double glazed French doors to garden and three Victorian style radiators.

UTILITY ROOM

10'3" x 9'4" (3.12m x 2.84m)
Matching base and eye level units with granite effect roll edge work surfaces, stainless steel single drainer sink unit, plumbing for automatic washing machine, floor mounted oil fired central heating boiler (less than a year old), stone floor, sealed unit double glazed Yorkshire sash window and door to outside.

CLOAKROOM

Stone floor, low level w.c. and wash hand basin.

FIRST FLOOR

LANDING

Exposed roof trusses, Victorian style radiator and built-in airing cupboard housing hot water cylinder.

MASTER BEDROOM

20'4" x 16'0" (6.20m x 4.88m)
Feature exposed brick and roof trusses, sealed unit double glazed sash windows and three Victorian style radiators.

EN-SUITE

9'10" x 7'5" (3.00m x 2.26m)
Tile floor, Monsoon shower with glass screen, pedestal wash basin and low level w.c., Victorian style radiator and sealed unit double glazed Yorkshire sash window.

BEDROOM 2

12'8" x 9'10" (3.86m x 3.00m)
Exposed brick wall and roof trusses, sealed unit double glazed Yorkshire sash window and Victorian style radiator.

BEDROOM 3

14'9" x 10'0" (4.50m x 3.05m)
Exposed brick wall and roof trusses, sealed unit double glazed Yorkshire sash window and Victorian style radiator.

BEDROOM 4

14'9" x 10'0" (4.50m x 3.05m)
Exposed brick wall and roof trusses, sealed unit double glazed Yorkshire sash window and Victorian style radiator.

BEDROOM 5

11'10" x 6'6" (3.61m x 1.98m)
Feature oak framed sealed unit double glazed window, exposed roof timbers and Victorian style radiator.

FAMILY BATHROOM

10'0" x 10'0" (3.05m x 3.05m)
Timber effect floor, roll top ball and claw bath, shower in cubicle, pedestal wash basin, low level w.c., exposed brick wall and roof trusses, sealed unit double glazed Yorkshire sash window and Victorian style radiator.

OUTSIDE

The property stands on a substantial plot with gated access to a side gravelled driveway leading to an open fronted four-bay brick and tile wagon shed for parking up to four cars, and having a brick and timber framed greenhouse attached. The garden is laid mainly to lawn with mature planting and walled boundaries with an array of fruit trees. Attached to the side of the property is a further substantial barn which we understand has previously had planning consent for residential occupation, but currently offers an array of workshops and storage facilities incorporating:

Workshop 38'6" x 16'2"
Store One 16'2" x 7'0"
Store Two 15'0" x 8'0"
Store Three 15'0" x 18'8"
Store Four 13'5" x 7'4"

The first floor which was previously used for residential occupation measures 37'8" x 16'2".

SERVICES

Mains water, electricity and drainage are available or connected to the property.

CENTRAL HEATING

The property benefits from an oil fired central heating system.

DOUBLE GLAZING

The property benefits from sealed unit double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.