



The Old Chapel Main Street, Watton YO25 9AW
£375,000

- Former Primitive Methodist Chapel
- Converted and extended
- Over 2,000 square feet
- 5 bedrooms; En-suite to master
- 2 reception rooms; Good size kitchen
- Delightful plot
- Southerly and Westerly aspect
- Gated vehicular access; Garaging
- Heart of the Wolds countryside
- EPC Rating: E; Council Tax Band: E

A former Primitive Methodist Chapel which has been converted and substantially extended to provide over 2,000 square feet of living space, comprising five bedrooms with en-suite to master, two reception rooms and a good size kitchen along with w.c. The property stands on a delightful plot benefitting from gardens with a Southerly and Westerly aspect having gated vehicular access and garaging facility.

Watton is a delightful hamlet between the market towns of Driffield and Beverley ideal for those wishing to enjoy the beauiy of the Wolds countryside.

LOCATION

The village of Watton lies on the A164 road from Driffield (just over 5 miles) to Beverley (7 miles). As such, good road links to both centres and further afield are offered. The nearby village of Hutton Cranswick provides an excellent range of amenities and facilities as well as its own railway station and public houses. The nearest town is Driffield which is centrally situated within very convenient access of the coast (12 miles), Beverley (12 miles), Malton (15 miles), Hull (20 miles). The town itself benefits from an excellent range of shopping facilities with major high street chains including Iceland and WH Smith, 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

ENTRANCE LOBBY

ENTRANCE HALL

PVCu sealed unit double glazed window, door to rear, staircase to first floor with understairs cupboard and radiator.

CLOAKROOM

Low level w.c., vanity wash basin, PVCu sealed unit double glazed window and radiator.

LIVING ROOM

19'9" x 19' (6.02m x 5.79m)
Feature brick fireplace with granite top, two radiators, beamed ceiling, PVCu sealed unit double glazed window and French doors to rear garden.

DINING ROOM

11'10" x 11'10" (3.61m x 3.61m)
PVCu sealed unit double glazed windows to two elevations and radiator.

KITCHEN

19'6" x 19'10" (5.94m x 6.05m)
Timber units with one and a half bowl sink unit, quarry tiled floor, PVCu sealed unit double glazed windows to two elevations and radiator.

FIRST FLOOR

LANDING

Built-in storage cupboard and radiator.

BEDROOM 1

18'10" x 10'6" (5.74m x 3.20m)
PVCu sealed unit double glazed window and radiator.

DRESSING AREA

Fitted wardrobes.

EN-SUITE

12'6" x 8'8" (3.81m x 2.64m)
Corner bath with shower over, wash basin and low level w.c., PVCu sealed unit double glazed windows and radiator.

BEDROOM 2

13' x 9'10" (3.96m x 3.00m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

11'10" x 9'10" (3.61m x 3.00m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 4

10'10" x 9'4" (3.30m x 2.84m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 5

12'5" x 7'9" (3.78m x 2.36m)
PVCu sealed unit double glazed window and radiator.

BATHROOM

8'6" x 5' (2.59m x 1.52m)
Panelled bath with electric shower over, wash basin and low level w.c., part tiled walls, tiled floor, PVCu sealed unit double glazed window and radiator.

OUTSIDE

The property stands on a delightful plot, benefitting from a Southerly and Westerly aspect having side gated access leading to lawned areas with flower beds adjoining open fields to the side. There is a brick sett drive and seating area leading to the attached garage at the rear.

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 PVCu 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.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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