



**Glencoe House** Glencoe House, Main Street  
Bainton, YO25 9NE  
Guide price £695,000

  
**WILLOWGREEN**  
ESTATE AGENTS

A most desirable village cottage STANDING IN 3.04 ACRES of formal gardens, parkland/ paddock, pond with woodland, brick out stores, large detached brick garage with brick garden room attached. The tranquil 3 acre garden has been developed over 40 plus years including a cottage and kitchen garden. With trees, shrubs, roses, clematis and masses of herbaceous perennials. Paths lead to different sections of garden and many seating areas around the plot.

The property itself briefly comprises, entrance hall, lounge, kitchen/ diner, sitting room, utility room, cloaks/ wc and rear entrance porch, study/ bedroom 4, ground floor shower room, first floor landing, three first floor bedrooms and family bathroom.

The freehold was built in approximately 1750 and has been lovingly restored and refurbished over the years creating a beautiful family home. The property benefits from oil fired central heating and Upvc double glazing. There is scope to extend further and possibly create an annex of the brick garage and garden room, all would be subject to building permissions/ consents.

Bainton is a charming village and civil parish nestled in the East Riding of Yorkshire, England. It sits approximately 6 miles (10 kilometers) southwest of Driffield, along the A614 road. The picturesque surroundings and historical landmarks make it a delightful place to explore.

EPC Rating - D



**ENTRANCE HALL**

With oak door into, coving, radiator, tiled flooring and understairs cupboard.

**SITTING ROOM** 21'8" x 11'11" (6.62 x 3.65)

With tiled flooring, open fire with feature fireplace set in chimney recess, slate hearth, brass defender, oak mantle, coving, window to front, radiator, French doors to garden, archway and beam to ceiling.

**STUDY/ BEDROOM 4** 12'6" x 6'7" (3.82 x 2.02)

With a step into, laminate flooring, window to rear and side elevation, radiator and door to.

**SHOWER ROOM**

With quadrant shower cubicle, electric 'Mira' shower, low level wc, pedestal wash hand basin, heated towel ladder, laminate flooring, part tiled walls and window to side elevation.

**KITCHEN/DINER/SITTING ROOM**

21'8" x 12'5" (6.61 x 3.8)  
With oak wall and base units, drawer unit, built-in double oven, ceramic hob, extractor, space for dishwasher and fridge, radiator, tiled splash back, granite work surfaces, stainless steel 1 1/2 bowl sink and mixer tap, ceiling spotlighting, tiled flooring, beams to ceiling, alcove recess storage and rear entrance door.

Sitting room with window to front elevation, radiator, feature fireplace with wood burning stove in situ, slate hearth, oak mantle, opening into kitchen diner.

**UTILITY ROOM** 11'3" x 8'0" (3.45 x 2.45)

With wall and base units, drawer unit, space for washing machine, dryer and fridge freezer, stainless steel sink and mixer tap, window to side elevation, radiator, tiled flooring,

**GUEST CLOAKROOM**

With low level wc, tiled flooring, window to side elevation and floor mounted oil fired central heating boiler.

**REAR ENTRANCE PORCH** 6'5" x 4'1" (1.98 x 1.26)

With two windows to rear and side elevation overlooking the garden, side entrance door.

**LANDING**

With coving, arched feature window to rear overlooking the garden. Doors to.

**BEDROOM 1** 15'11" x 10'11" (4.86 x 3.34)

With window to front elevation, radiator, range of fitted wardrobes and coving.

**BEDROOM 2** 12'5" x 10'5" (3.80 x 3.20)

With window to front elevation, range of fitted wardrobes, radiator, coving and loft access.

**BEDROM 3** 11'6" x 10'10" (3.53 x 3.32)

With window to rear elevation, radiator, range of fitted wardrobes and coving.

**BATHROOM**

With corner bath, pedestal wash hand basin, low level wc, shower cubicle with thermostatic shower over, glass shower screen, tiled walls, coving, window to rear elevation and radiator.

**OUTSIDE**

The property is set in 3.04 acres or thereabouts, with gated access to the front, large side driveway with plenty of parking. Two brick outhouses/ log store. Greenhouse with power connected. Double garage with remote roller shutter door, power and light connected. Adjoining the rear of the garage is a brick built garden room which is sizable and a timber dog kennel and run adjoin the building. Outside tap and outside lighting. Brick archway with gate to stone flagged patio area, cedar wood summerhouse and numerous seating areas within the garden curtilage. There is a formal garden with large lawn, flower beds and borders, vegetable garden to the side, trees, climber and established shrubs and plants. There is parkland with orchard, trees, gated access to further woodland and wildlife pond area, very private and established. The garden is fenced and hedged to all sides giving privacy and seclusion.

THE LARGE BRICK GARAGE AND SUMMERHOUSE COULD BE CONVERTED IN TO AN ANNEX SUBJECT TO PLANNING PERMISSIONS AND CONSENTS.

THERE IS SCOPE FOR EXTENSION TO THE MAIN DWELLING.

**PARKING**

There is a large driveway and as much parking as required, the property has very good access from the road frontage.

**TENURE**

We understand that the proeprty is Freehold.

**SERVICES**

Mains services are water, electric and drainage. There is NO GAS to the property. The property benefits from oil fired central heating to all radiators.

**ENERGY PERFORMANCE CERTIFICATE**

The energy performance rating is

**COUNCIL TAX BAND**

The council tax banding is E.

**NOTE**

PLEASE NOTE THAT VIEWING IS STRICTLY BY APPOINTMENT ONLY.

THE PROPERTY IS SITUATED IN A CONSERVATION AREA.







### Glencoe House, Main Street YO25

Approximate Gross Internal Floor Area = 146.8 sq m / 1580 sq ft

Garage Area = 44.8 sq m / 483 sq ft

Outbuilding Area = 20.9 sq m / 225 sq ft

Total Area = 212.6 sq m / 2288 sq ft

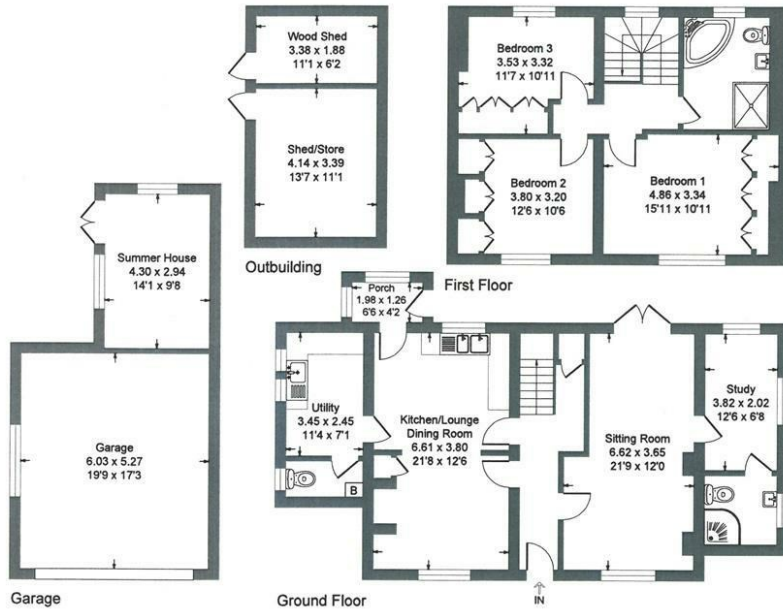
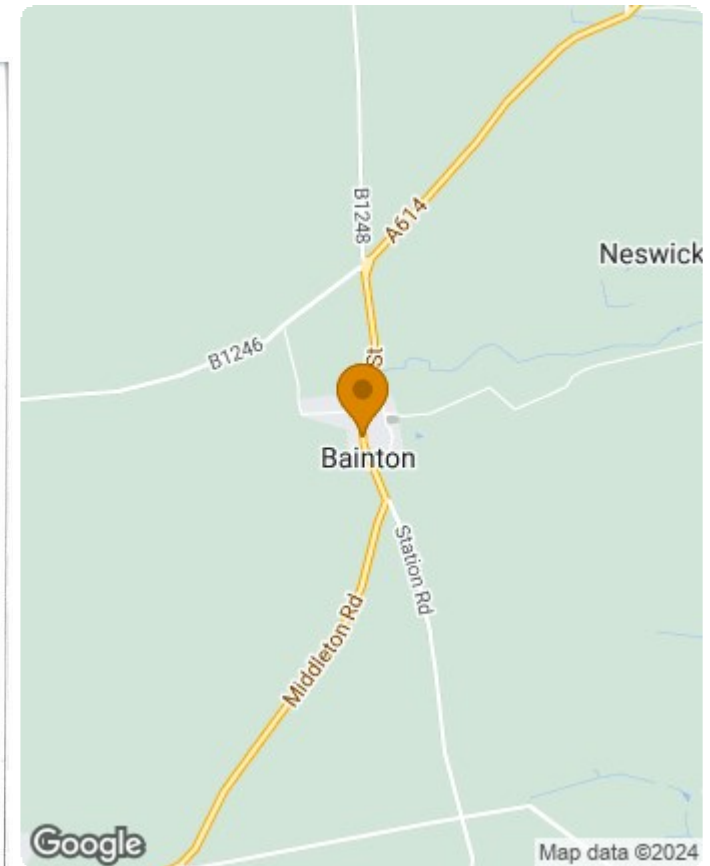


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	56	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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