



Rutland House Church Street
Driffield, East Riding of Yorkshire YO25 4SH
Asking price £475,000



WILLOWGREEN
ESTATE AGENTS

Rutland House is a charming Grade II Listed five bedroom detached family home located in this popular village. With an impressive open plan kitchen extension to the rear with bi-fold doors onto south facing rear garden, this home is beautifully presented throughout.

Dating back to 1763, this period home was formally a coach house and has been transformed into this beautiful family home you see today that has been thoughtfully extended and upgraded throughout by the current owners whilst retaining a wealth of original features and character.

In brief the property comprises; entrance, boot room, sitting room, family room, utility room, guest cloakroom and open pan kitchen/dining room with doors onto south facing walled garden. To the first floor there are three bedrooms and house bathroom. To the second floor there are a further two bedrooms.

Outside, the property has a garage and beautifully landscaped south facing walled garden to rear set over two levels. The garden is mainly laid to lawn with mature beds surrounding and two seating areas, offering an ideal space for summer entertaining.

Kilham is sat in the heart of the Wolds and boasts a primary school, a traditional pub/restaurant and garage.

It is situated only 5 miles north-east of the capital of the Yorkshire Wolds; Driffield and 18 miles from the historic market town of Beverley. Only a short journey from the village are many beautiful beaches and coves, and thousands of acres of Yorkshire's finest landscape to explore, including Bridlington, Fraisthorpe and Hornsea.

EPC Rating E



ENTRANCE

BOOT ROOM

KITCHEN/DINING 19'1" x 18'0" (5.83 x 5.49)

With a range of modern wall and base units, with quartz worktops, karndean flooring stainless steel sink with mixer tap, built in fridge freezer and dishwasher. The kitchen also boasts a large island with further storage and space for a freestanding Rangemaster style over. A light and airy room with bi-fold doors to two aspects which lead onto the south facing walled garden.

UTILITY ROOM & GUEST WC

With space for a washer and dryer and WC.

SITTING ROOM 13'10" x 11'8" (4.23 x 3.57)

With double glazed sash window, plantation shutters and traditional wrought iron fireplace.

FAMILY ROOM 13'10" x 13'0" (4.22 x 3.98)

With double glazed sash window with plantation shutters, log burner and exposed brickwork creating a focal point of the room.

FIRST FLOOR LANDING

With doors to.

BEDROOM ONE 14'8" x 13'10" (4.48 x 4.22)

With dual aspect, traditional wrought iron fireplace and views over the picturesque garden.

BEDROOM TWO 13'10" x 11'8" (4.23 x 3.57)

With dual aspect, original wrought iron fireplace.

BEDROOM THREE 10'7" x 10'1" (3.23 x 3.09)

With window to front elevation, feature fireplace.

BATHROOM

With a stylish roll top freestanding bath, walk in shower, pedestal wash hand basin, WC and heated towel rail.

LANDING

With doors to.

BEDROOM FOUR 11'10" x 8'6" (3.62 x 2.61)

With velux window and ample eaves storage space.

BEDROOM FIVE

With velux window and ample eaves storage space.

GARDEN

With beautifully landscaped south facing walled garden set over two levels. The garden is mainly laid to lawn with mature beds surrounding and two seating areas, offering an ideal space for summer entertaining.

PARKING

With a single integral garage

TENURE

Freehold.

SERVICES

Gas central heating and mains drainage.

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating is E.

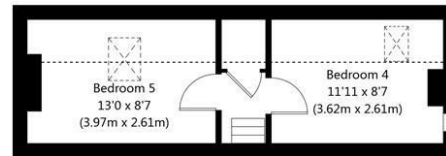
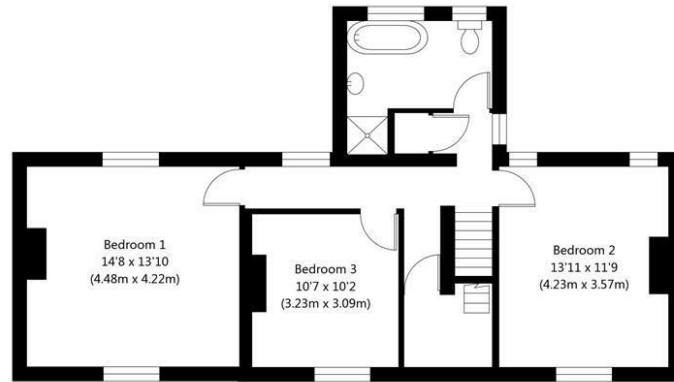
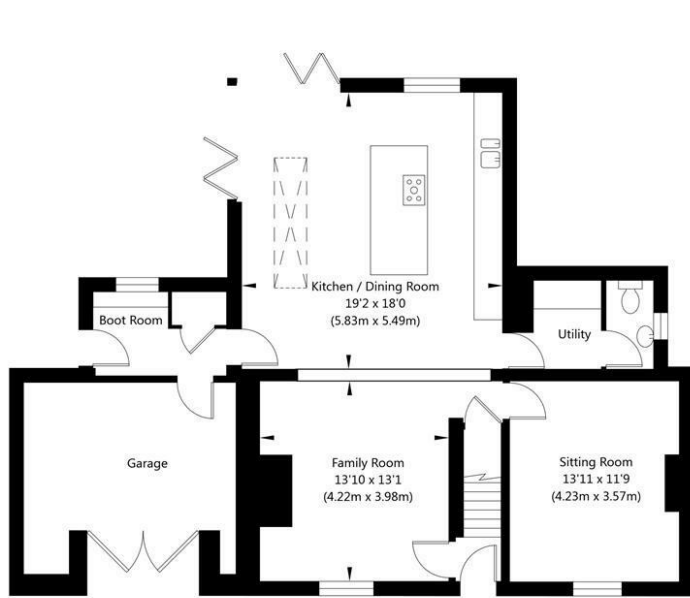
COUNCIL TAX BAND D

The council tax banding is D.

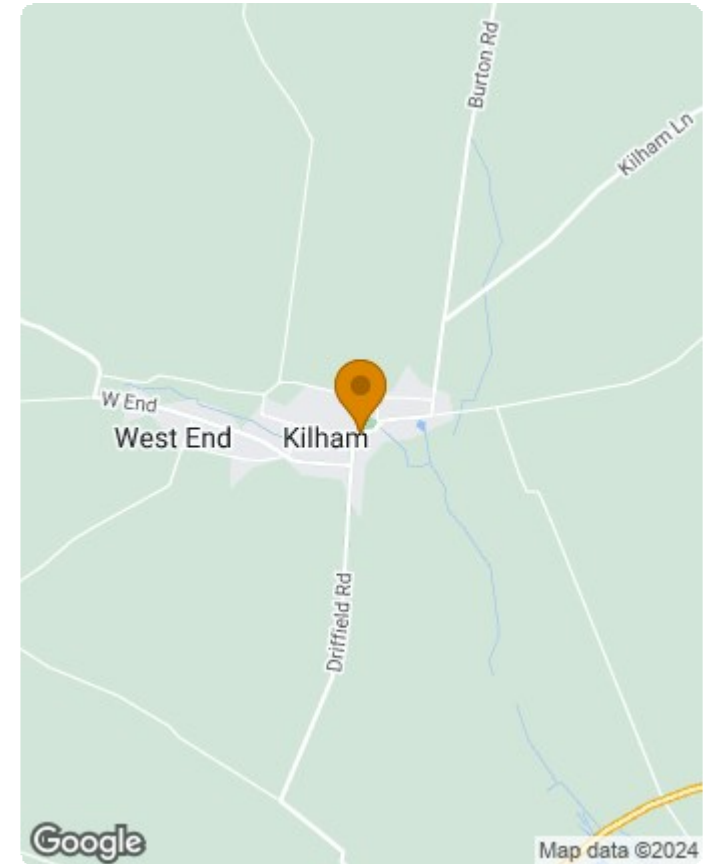




Church Street , Kilham, Driffield, YO25 4SH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1861 SQ FT / 172.85 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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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		72

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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