



**The Other House Brigham Lane
Driffield, YO25 8JW
Asking price £475,000**



WILLOWGREEN

ESTATE AGENTS

ARE YOU LOOKING FOR THE GOOD LIFE? Offering for sale this fabulous detached country residence, standing in approximately half an acre, situated in the totally unspoilt hamlet called 'Brigham'.

The property has been extended by the current owners and briefly comprises, entrance hall, dining room, sitting room, back lobby, shower room, laundry cupboard, sitting area, kitchen area, split level landing, four bedrooms and bathroom.

The property has solar panels with revenue, LPG central heating and wood burning stoves, septic tank and mains electric and water.

Brigham is a small village and former civil parish, now in the parish of Foston on the Wolds, in the East Riding of Yorkshire, England. It is situated approximately 4 miles (6 km) south-east from Driffield, 15 miles (24 km) north of Hull city centre, and to the west of the B1249 road. In 1931 the parish had a population of 66. Brigham was formerly a township in the parish of Foston on the Wolds, from 1866 Brigham was a civil parish in its own right, on 1 April 1935 the parish was abolished to form Foston.

EPC rating C



ENTRANCE HALL 12'7" x 4'7" (3.84 x 1.41)
With timber door into, slate flooring,coving, radiator, archway to further hallway, stairs leading off and understairs storage.

FURTHER ENTRANCE HALL
12'0" x 6'3" (3.66 x 1.93)

DINING ROOM 13'0" x 15'10" (3.97 x 4.85)
With open fireplace with grate, timber painted surround, bay to front and window to side elevation, cornice, coving and ceiling rose, timber floor boards, TV point and radiator.

SITTING ROOM 11'10" x 12'4" (3.61 x 3.78)
With radiator, feature brick fireplace with wood burning stove in situ, stone hearth, timber beam, bay window to side elevation, oak flooring, coving and ceiling rose, book case and shelving to recess.

BACK LOBBY 13'6" x 6'2" (4.13 x 1.89)
With timber entrance door.

GROUND FLOOR SHOWER ROOM
9'6" x 3'1" (2.91 x 0.95)
With double shower cubicle with thermostatic shower over with glass screen, vanity wash hand basin, wc with high cistern, heated towel ladder, wooden panelling, slate flooring, tiled splash back, ceiling spot lighting and extractor.

LAUNDRY CUPBOARD
With plumbing for washing machine, shelving and slate flooring.

OPEN PLAN LIVING/KITCHEN/ SITTING ROOM
14'10" x 21'9" (4.53 x 6.63)

SITTING AREA 15'11" x 9'10" (4.86 x 3.00)
With double timber doors into sitting area, with parquet flooring, wood burning stove in situ, slate flooring, boiler cupboard housing gas central heating boiler, window to side elevation, three windows to the rear elevation, ceiling spotlighting and TV point.

OPENING INTO KITCHEN/DINER

KITCHEN AREA 14'10" x 21'9" (4.53 x 6.63)
With base unit, oak work surface, sink unit with belfast

sink and storage, space for dishwasher, cooker and fridge freezer, oak style parquet flooring, french doors to patio, radiator, windows to rear and side elevations, four velux windows offering direct light.

QUARTER TURN STAIRCASE
With feature stained glass window, painted stairs and radiator.

SPLIT LEVEL LANDING
With two storage cupboards.

MASTER BEDROOM 13'8" x 10'0" (4.18 x 3.06)
With radiator, stripped timber flooring, two windows to the side and one to the rear and loft access.

BATHROOM 12'6" x 6'9" (3.82 x 2.08)
With quadrant shower, thermostatic shower, glass screen, panelled bath, wc. vinyl flooring, window to side elevation, ceiling spotlighting and heated towel ladder.

BEDROOM 2 11'10" x 13'10" (3.63 x 4.22)
With window to rear elevation, feature cast fire place, cornice, ceiling rose, radiator and stripped timber flooring.

BEDROOM 3 12'11" x 11'5" (3.94 x 3.48)
With window to front elevation, radiator and coving.

BEDROOM 4 8'11" x 7'10" (2.74 x 2.41)
With window to front elevation, coving and ceiling rose.

OUTSIDE
The property stands on approximately half an acre site, offering country views from all angles on this slightly elevated plot. There are steps up and hand gate to large lawned frontage. The property has a stone flagged patio, seating areas, timber shed, log store, chicken run, greenhouse/ poly tunnel, vegetable garden, orchard with apple trees, silver birch and much much more. The boundaries are hedging and fenced. There is a bridle path that runs through the lower part of the garden and a public footpath.

The LPG tank is situated in the garden.

GARAGE
There is a brick garage with double timber doors.

PARKING
There is plenty of parking at the property.

TENURE
We understand that the proeprty is Freehold.

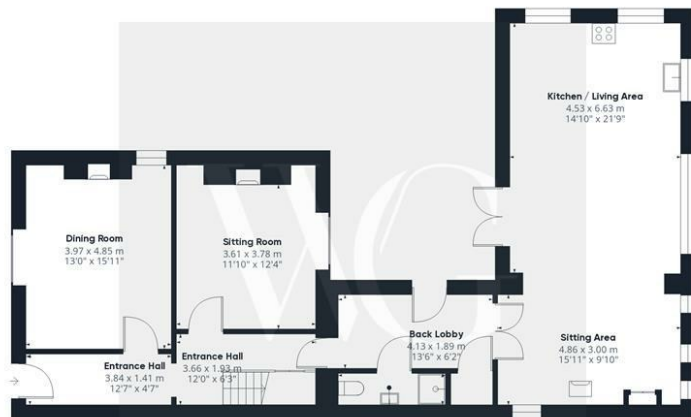
SERVICES
Mains electric and water are connected, septic tank is in situ for drainage and LPG fuels the central heating.

SOLAR PANELS
The solar panels are included with the benefit of a feed-in tariff, which currently generates a tax-free income, on top of power during daylight hours.

COUNCIL TAX BAND
The council tax banding is D.







Floor 1



Floor 2

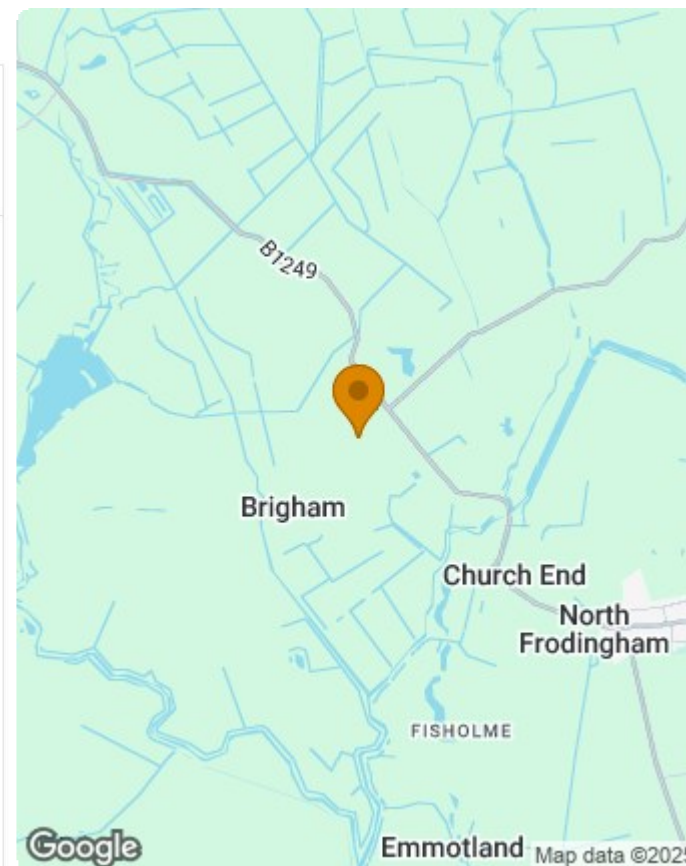
WG

Approximate total area⁽¹⁾
175.09 m²
1884.67 ft²

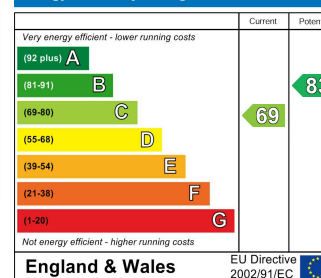
(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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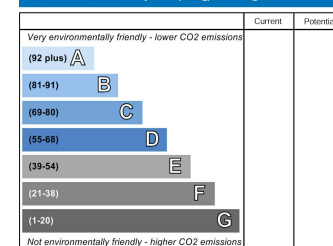
Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive
2002/91/EC



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