



The Saddlers Church Street
Driffield, YO25 4RG
Asking price £765,000



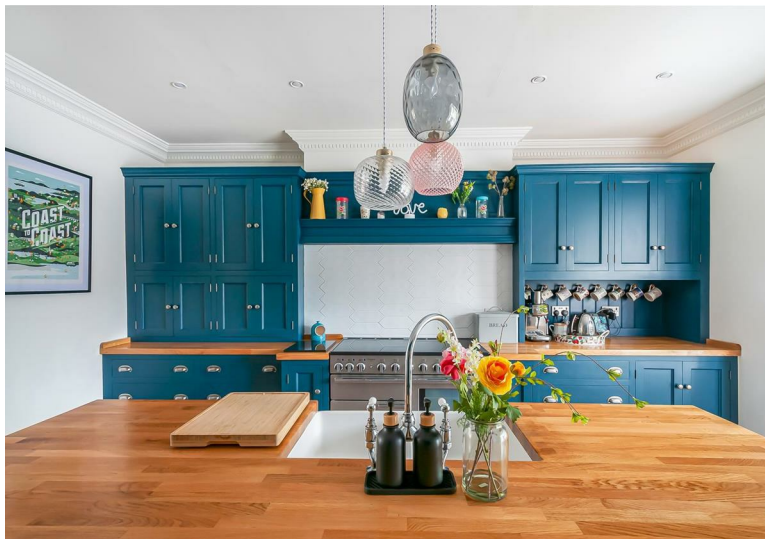
WILLOWGREEN
ESTATE AGENTS

LUXURIOUS LIVING WITHIN A DISTINCTIVE PERIOD HOUSE! This elegant double fronted Grade II listed property has been lovingly renovated and restored by the current owners to provide unique, versatile accommodation with adjoining two bedroom annexe.

The property briefly comprises, entrance hall, kitchen, dining room, lounge with feature fireplace and wood burning stove in situ, cloaks/ wc, play room, first floor landing, four double bedrooms, shower room and family bathroom with roll top bath and separate shower. The annexe has its own entrance, with entrance hall, cloaks wc, kitchen/ utility room, living room, sun room, landing with two bedrooms and bathroom.

The outside space is magnificent with the barn adjoining the main building, detached double garage, brick outhouses and timber garden shed, all accessed from Bakehouse Lane via the five bar gate to the side of the property. Standing in approximately ONE ACRE or thereabouts the gardens are manicured with walled, hedging and timber fenced surrounds, colourful borders, flower beds, established trees and shrubs, rose bushes, climbers and large lawn with seating areas, offering privacy and a sunny south facing aspect.

The picturesque village of Kilham is located around six miles from the market town of Driffield, with Beverley and its many attractions just a 30-minute drive away. The village boasts a highly rated Church of England primary school, a Grade 1 listed parish church that dates back to Norman times, and a range of amenities that include a village pub offering traditional ales and a welcoming environment. A village shop is situated within the garage and fuel station. A perfect location for those seeking a tranquil home environment alongside a genuine sense of community.



ENTRANCE HALL

With original timber door into, tiled flooring, understairs cupboard and stairs leading off. Doors to.

KITCHEN

With bespoke fitted kitchen, wall, base, drawer, full height and dresser units, island with storage cupboards, breakfast bar and book shelves. Oak work surfaces, twin Belfast sinks with taps, tiled splash back, space for fridge freezer, integrated dishwasher, bay window to front elevation with shutters, radiator, ceiling spotlighting, coving and ceiling rose.

DINING ROOM

With radiator, feature log style fireplace, storage to recess, timber French door to garden and stripped flooring.

LOUNGE

With feature brick fireplace, timber beam, wood burning stove in situ, three radiators, bay window to front elevation with shutters, TV point and stripped flooring.

CLOAKS/ WC

With vanity hand basin, low level wc, tiled flooring and panelled walls.

PLAY ROOM

With stripped flooring, two windows to the rear elevation overlooking the garden, exposed beams, radiator and storage to recess.

LANDING

A beautiful light and spacious galleried landing. Doors to.

BEDROOM 1

With two radiators, feature cast fireplace, window to front elevation and timber panelling to one wall.

BEDROOM 2

With window to front elevation, radiator, timber panelling to one wall and loft access.

FURTHER LANDING

With doors to.

BEDROOM 3

With window to rear elevation overlooking the rear garden and radiator.

SHOWER ROOM

A double shower enclosure with thermostatic shower over, glass screen, tiled shower cubicle, part tiled walls, vanity hand basin and wc, heated towel ladder, ceiling spotlighting and extractor fan.

BATHROOM

A modern roll top bath with claw feet and taps, double shower enclosure with thermostatic shower over, glass

screen, tiled shower cubicle, part tiled walls and tiled flooring, storage unit, ceiling spotlighting, window to rear elevation and radiator.

BEDROOM 4

With radiator, window to rear elevation overlooking the rear garden and loft access.

ANNEXE

A great space which could be used for a variety of uses, holiday let, office space or annexe.

HALLWAY

With beamed ceiling and tiled flooring.

CLOAKS/ WC

With low level wc and vanity wash hand basin, beamed ceiling, radiator and window to front elevation.

UTILITY ROOM/ BACK KITCHEN

This room is currently used as a utility room, however this could easily be another kitchen.

With space for washing machine and tumble dryer, base unit, oak work surface over, Belfast sink with taps, bespoke fitted coat hanging and show cupboard with drawers and cupboards, window to rear elevation overlooking the garden.

LIVING ROOM

With beamed ceiling, wall lighting, oak flooring, TV point, two windows to the front elevation, radiator and door to sun room.

SUN ROOM

With oak flooring, timber glazed with views over the garden.

LANDING

With storage cupboard, wall lighting and window to rear elevation.

BEDROOM/ OFFICE

Currently used as an office, but easily changed to a bedroom, with two windows to the front elevation, loft access and ceiling spotlighting.

BATHROOM

With vanity wash hand basin, low level wc, panelled bath with telephone style shower head from the taps, glass shower screen, part tiled walls, tiled flooring, heated towel radiator and window to front elevation overlooking the church.

BEDROOM 2/ GYM

With loft access, ceamed ceiling and dual aspect windows.

BARN/ GARAGE ATTACHED TO THE HOUSE

A superb space to use as a store or convert into further living if required. (subject to consents).

DOUBLE GARAGE

A detached brick and tile building with two double doors to front elevation, power and light connected.

OUTHOUSES

There are two brick built outhouses adjoining the garaging.

OUTSIDE

The property sits proud on the pavement with steps to the front door. There is a side gated access to the rear from Bakehouse Lane. The sunny south facing garden is approximately an acre plot, which is currently landscaped gardens, with established trees, shrubs, flower beds and borders, giving privacy and seclusion and overlooking open countryside beyond. There are seating areas, gravelled area for parking, raised decking from the rear dining room or play room with steps leading down to the large lawn. The boundaries are walled, timber fenced and hedging. A delightful outside space which could be used for a variety of uses.

PARKING

There is a gated access from Bakehouse Lane which leads to the rear of the property where there is an abundance of parking.

Space for trailers, caravans etc.

TENURE

We understand that the property is Freehold.

SERVICES

All mains services are available. The property benefits from oil fired central heating.

ENERGY PERFORMANCE CERTIFICATE

Not required as a Grade II listed building.

COUNCIL TAX BAND

The council tax banding is F.

NOTE

The property is a Grade II listed building.

The windows are glazed with timber surrounds.

The property has been renovated and restored to a high standard throughout.





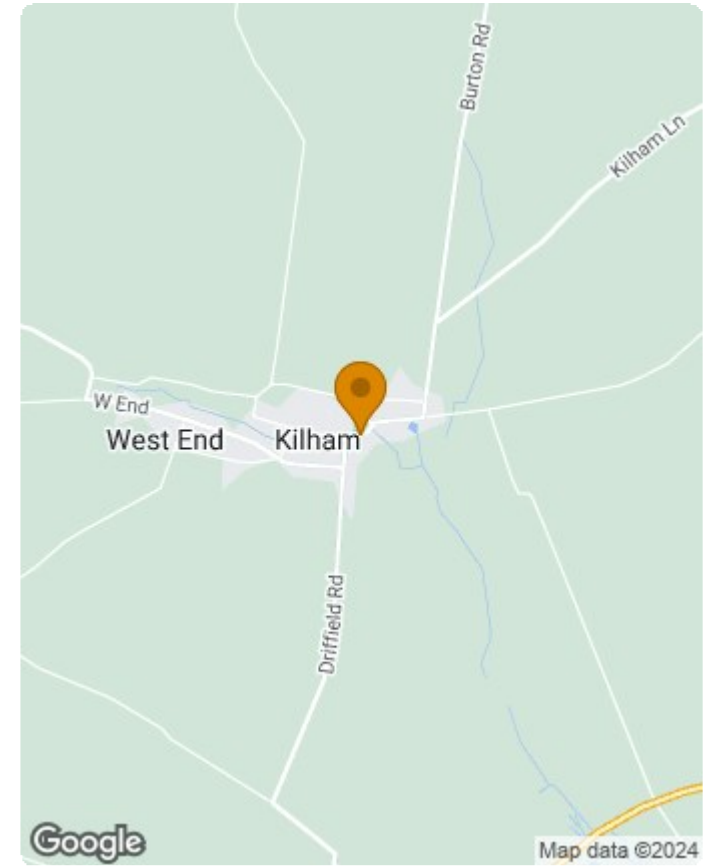


The Saddlers, Kilham, YO25

Approximate Gross Internal Floor Area = 325.0 sq m / 3499 sq ft
 Outbuilding Area = 39.0 sq m / 420 sq ft
 Total Area = 364.0 sq m / 3919 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		

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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



01377 310077 | driffield@willowgreenestateagents.co.uk

19 Mill Street, Driffield, East Yorkshire, YO25 6TN

Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Driffield, YO25 6TN | Company number: 12857633