



**Tugurium East Street  
Kilham, YO25 4RE  
Asking price £595,000**

  
**WILLOWGREEN**  
ESTATE AGENTS



Welcome to this picturesque 4 bedroom detached cottage, a true gem nestled in the heart of a the serene village of Kilham. This property seamlessly combines classic charm with modern comforts, making it the perfect home for those seeking a tranquil lifestyle. This delightful cottage is the perfect blend of rustic charm and contemporary living, offering a unique opportunity to own a piece of countryside paradise. Don't miss out on making this enchanting property your forever home.

The property briefly comprises of entrance hall, snug, living/dining room, kitchen with AGA, lounge, downstairs shower room, family room, take the spiral staircase or further staircase to four double bedrooms and family bathroom. The rear garden offers privacy and an abundance of colour along with outbuildings with power and lighting, further storage and a greenhouse.

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 D



**ENTRANCE HALL**

A timber door which leads into the Snug.

**SNUG**

12'11" x 12'9" (3.96 x 3.89)

Double glazed sash window to front elevation, window seat, solid oak flooring. Radiator.

**LIVING/DINING ROOM**

20'0" x 12'11" (6.12 x 3.96)

Windows to side elevations providing lots of natural light, solid oak flooring, stairs to kitchen and staircase to first floor.

**KITCHEN**

12'11" x 11'8" (3.96 x 3.56)

With a range of bespoke made base units with oak worktops, belfast sink, AGA, inset wooden shelves, travertine flooring, window to side aspect and door to garden and patio area.

**UTILITY ROOM**

12'7" x 12'0" (3.84 x 3.68)

Window and door to side aspect, housing wall mounted boiler, power, lighting, belfast sink, radiator.

**LOUNGE**

22'11" x 13'1" (6.99 x 4.01)

Double glazed sash window to front aspect with window seat, patio doors to rear leading into the garden. Multi fuel log burner set in a brick surround with oak mantle. Two radiators.

**INNER HALLWAY**

13'3" x 10'2" (4.04 x 3.12)

Window to rear, access to shower room and spiral staircase leading to first floor.

**SHOWER ROOM**

Window to rear aspect, corner shower, low flush WC, wall mounted sink, extractor and ladder radiator.

**FAMILY ROOM**

13'3" x 12'9" (4.04 x 3.89)

Window and door to front aspect, radiator.

**BEDROOM 1**

13'1" x 13'1" (4.01 x 3.99)

Window to side and rear aspect, vaulted ceiling, fitted wardrobes, stairs leading into dressing area.

**DRESSING AREA**

12'11" x 9'8" (3.94 x 2.95)

Windows to two aspects, radiator.

**BATHROOM**

Window to side aspect, double shower cubicle with rainwater head, bath, low flush WC, sink with vanity unit, part tiled, ladder radiator, extractor fan.

**BEDROOM 2**

12'9" x 12'7" (3.91 x 3.86)

Window to front aspect, beamed ceilings, radiator.

**LANDING AREA**

13'3" x 10'2" (4.04 x 3.12)

A large area which can be utilised as a reading area/study.

**BEDROOM 3**

13'1" x 12'9" (4.01 x 3.89)

Window to front aspect, beamed ceiling, radiator.

**2ND LANDING AREA**

9'10", 39'4" x 10'0" (3.12 x 3.05)

Window to rear aspect.

**BEDROOM 4**

13'3" x 12'9" (4.04 x 3.89)

Window to front aspect, beamed ceiling, radiator.

**GARDEN**

The property sits proud on the pavement with a step to the front door. There is side gated access which leads to the rear garden. The sunny south facing rear garden is beautifully landscaped with various seating areas, with established trees, shrubs and flower borders, giving lots of privacy. There is also a greenhouse which has power, a further outbuilding with power and lighting which can be used for entertaining. Log store and further outdoor storage. This is a delightful outside space which can be used for a variety of uses.

**PARKING**

On street parking

**TENURE**

We understand that the property is freehold.

**SERVICES**

All mains services are connected to the property.

**ENERGY PERFORMANCE CERTIFICATE**

The energy performance rating is D

**COUNCIL TAX BAND**

The council tax banding is E.

**NOTE**













**Tugurium, East Street, Kilham YO25**  
 Approximate Gross Internal Floor Area = 243.2 sq m / 2618 sq ft

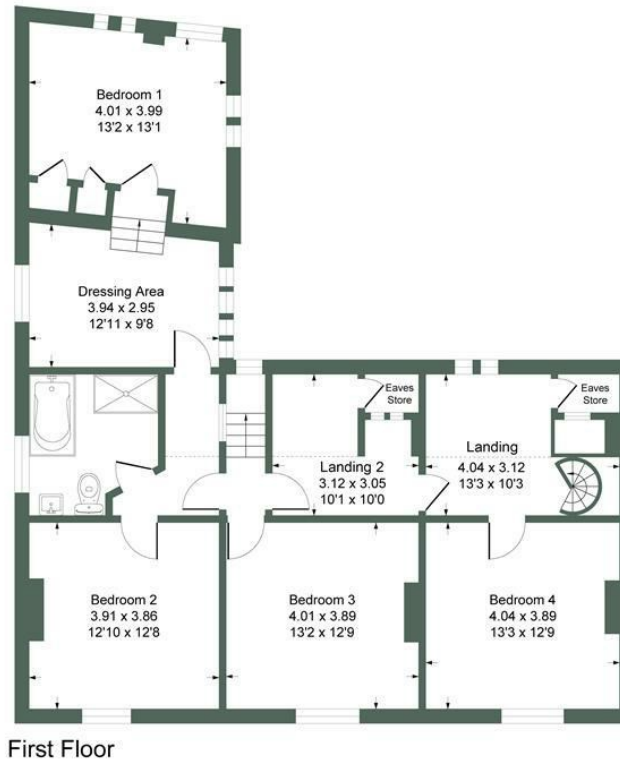
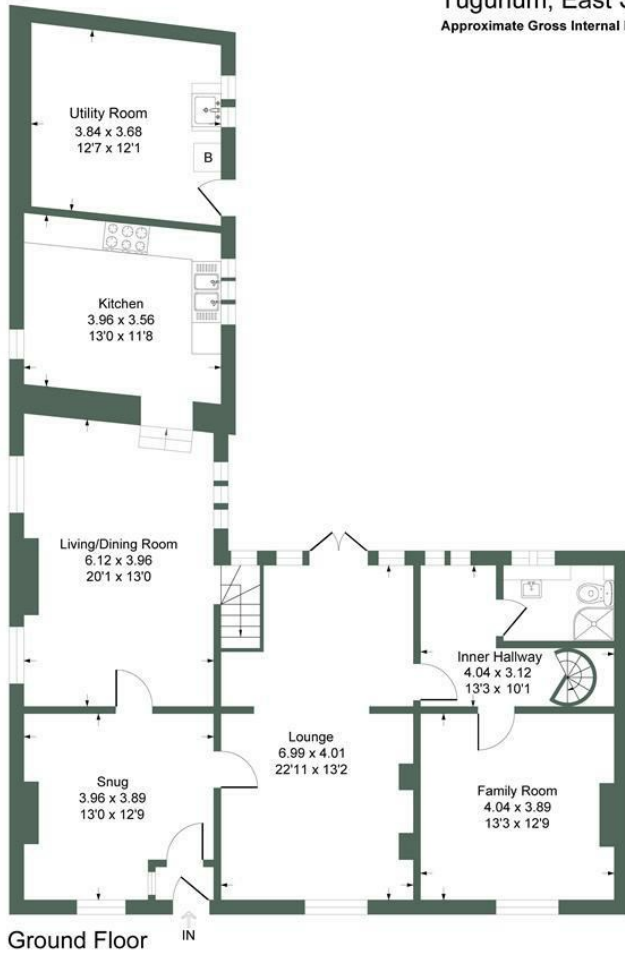
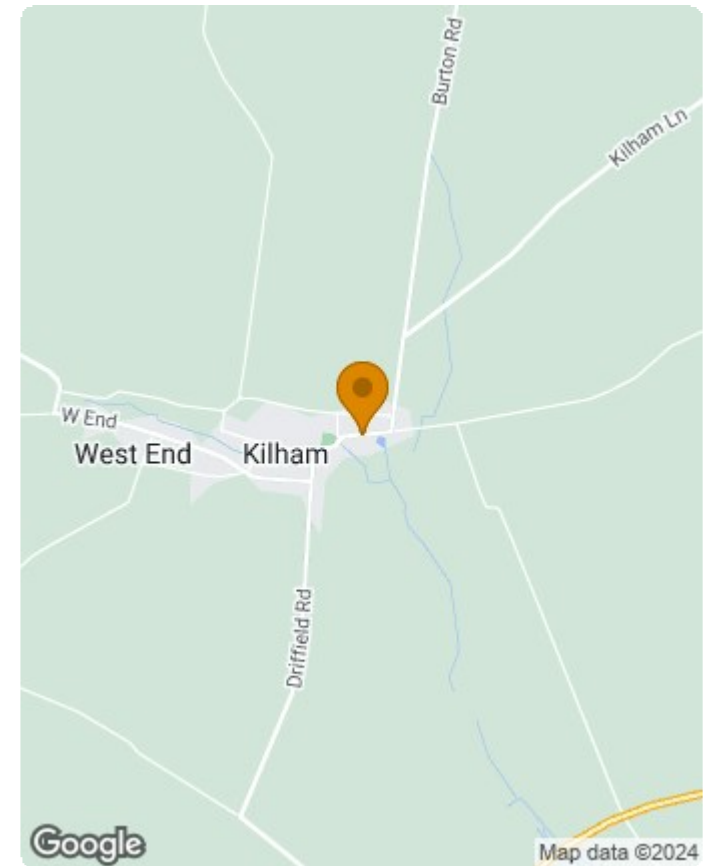


Illustration for identification purposes only, measurements are approximate, not to scale.



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 <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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