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FOR SALE  
01377 310077

**Little Pasture Cottage West End  
Kilham, YO25 4RR  
Asking price £385,000**

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Nestled in the heart of the picturesque village of Kilham, this enchanting 3/4 bedroom chocolate box cottage exudes timeless charm and character and offers a blend of traditional elegance and modern comfort. This property promises a serene and quintessentially English village lifestyle.

The property briefly comprises of entrance hall, large lounge, kitchen, dining room, study/bedroom 4, a further 3 double bedrooms on the first floor with a large family bathroom. The property boasts beautiful gardens, meticulously maintained and filled with an array of colour.

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 C



**ENTRANCE HALL**

A large and spacious entrance hall to the front with a UPVC door, large understairs storage cupboard, beamed ceiling.

**KITCHEN** 10'4" x 10'1" (3.17 x 3.08)

The well equipped kitchen combines country charm with modern convenience, fitted with a range of solid wood wall and base units, breakfast bar, tiled splashbacks, integrated oven and hob, window and door to rear aspect overlooking the pretty garden.

**DINING ROOM** 10'5" x 10'1" (3.18 x 3.09)

Window to rear aspect, beamed ceiling, radiator.

**LOUNGE** 20'6" x 10'4" (6.27 x 3.17)

Window to front aspect and door and window to rear allowing natural light to flood the space. Gas stove set in an brick inglenook surround with timber mantle. Beamed ceiling, radiator.

**STUDY/BEDROOM 4** 10'5" x 10'1" (3.19 x 3.08)

Window to front aspect, beamed ceiling, radiator.

**LANDING**

A large space which can be utilised as office space or reading area, loft access, storage cupboard, further cupboard housing a wall mounted boiler.

**BEDROOM 1** 20'6" x 10'4" (6.27 x 3.17)

Window to front and side aspect, fitted wardrobes, beamed ceiling, radiator.

**BEDROOM 2** 10'5" x 10'0" (3.19 x 3.06)

Window to side aspect, beamed ceiling, radiator.

**BEDROOM 3** 10'5" x 10'1" (3.19 x 3.09)

Window to front aspect, beamed ceiling, radiator.

**BATHROOM**

A large room providing natural light from the velux window. Pedestal wash hand basin, low flush WC, bath with shower over. Beamed ceiling, radiator.

**GARDEN**

The property boasts beautiful gardens, meticulously maintained and filled with an array of colourful flowers, mature trees and lush greenery. A spacious patio area which is perfect for outdoor dining and relaxation. To

the front of the cottage it is mainly laid to lawn with a large gravelled driveway providing ample parking.

**PARKING**

A detached brick built garage with a utility area to the side and further storage. Large gravelled driveway providing parking for several vehicles.

**TENURE**

We understand that the property is freehold.

**SERVICES**

All main services are connected to the property.

**ENERGY PERFORMANCE CERTIFICATE**

Awaiting EPC rating.

**COUNCIL TAX BAND**

The council tax banding is E

**NOTE**





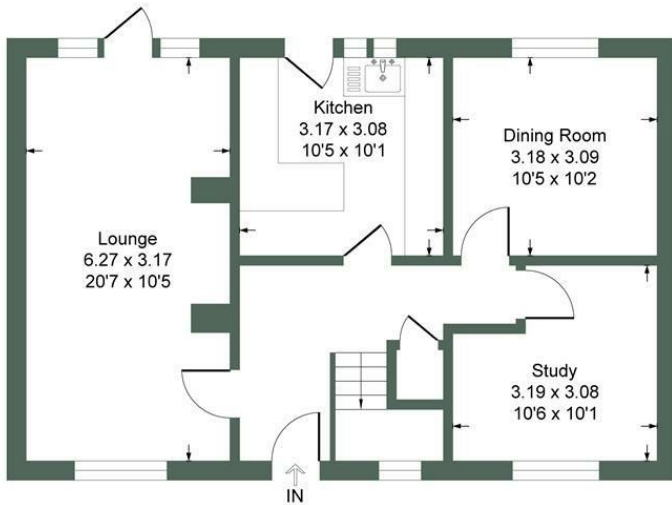
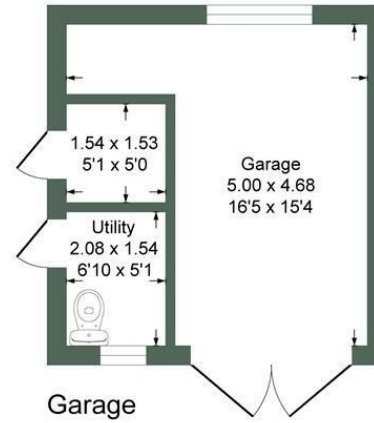


# Little Pasture Cottage, Kilham, YO25

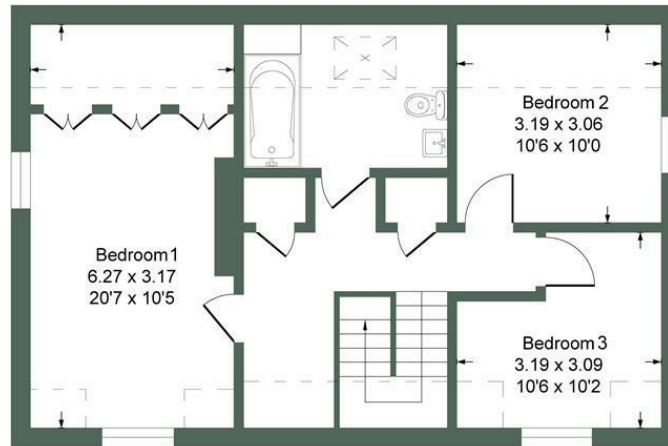
Approximate Gross Internal Floor Area = 123.1 sq m / 1325 sq ft

Garage Area = 23.4 sq m / 252 sq ft

Total Area = 146.5 sq m / 1577 sq ft

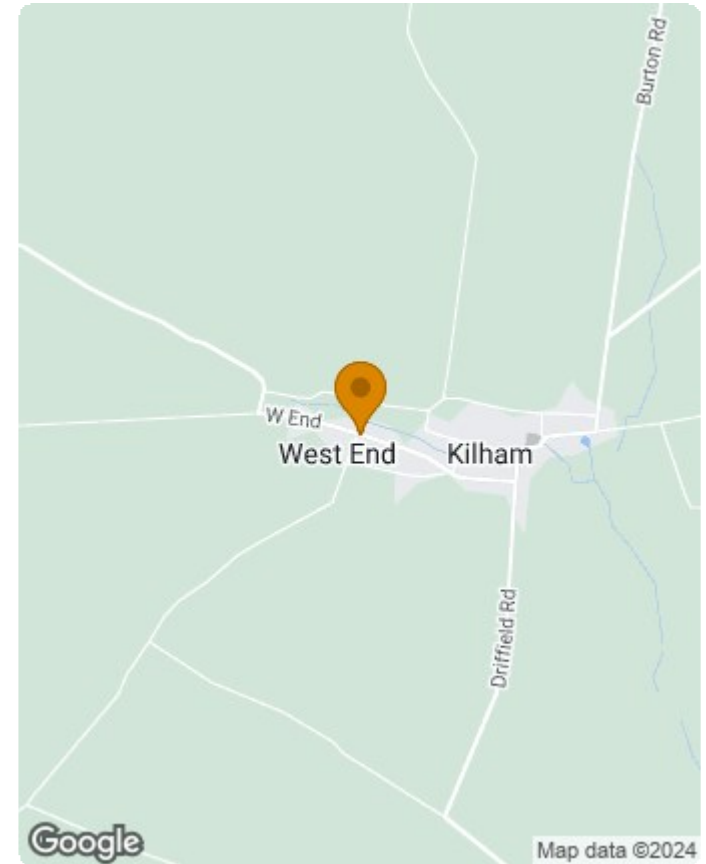


Ground Floor



First Floor

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	72	83

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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