



**Rose Farm Cottage Rose Cottage Farm, Nafferton Road
Driffield, YO25 8NT
Asking price £580,000**



WILLOWGREEN
ESTATE AGENTS

STANDING IN APPROXIMATELY AN ACRE OR THEREABOUTS. Rose Farm Cottage is a beautifully presented detached property, which has been restored and enhanced by the current owners to provide versatile accommodation. The accommodation is exceptionally spacious to the ground floor with a ground floor bedroom and bathroom, which would be perfect for multi generational living.

The property briefly comprises. open plan kitchen/ living /diner, utility room, rear entrance lobby, cloaks/ wc, office/ bedroom, sitting room, sun room, inner hallway, lounge, ground floor bedroom, bathroom, first floor landing, three further bedrooms and family bathroom.

OUTBUILDINGS/ GARAGES/ WORKSHOP/ SOLAR PANELS

Situated within the countryside village of Wansford and well placed for access into the traditional market town of Driffield and nearby village of Nafferton, with access to local walks along the Driffield canal and various becks running through the village and easy access to the coast and sandy beaches. Wansford is a tranquil Yorkshire village, home to the newly refurbished pub and brewery 'The Trout' serving the local community.

Nafferton village has a much sought after primary school and Norman Church overlooking the spring fed mere, which is a focal point in the village. Facilities include post office, public houses and recreation ground etc. One of The Sunday Times' "Best Places to Live in the North of England" Driffield is a friendly and welcoming market town offering a superb range of traditional shops, a buzzing weekly market, as well as excellent transport links and an extensive range of amenities for its residents and visitors to enjoy.

EPC RATING C



KITCHEN/ LIVING/ DINER

31'4 x 13'10 (9.55m x 4.22m)

A side entrance to a bright and spacious extension which has been sympathetically created to make a modern open plan living space. With range of modern base units, quartz granite work surface over, inset stainless steel sink and mixer tap, integrated dishwasher, free standing american fridge freezer with drinks dispenser, 'Smeg' range cooker and extractor hood over with splash back, plenty of storage, breakfast bar, space for dining table and seating area, karndeian flooring, wood burning stove in situ and bi-fold doors to garden. Window to side elevation and six velux sky light windows, under floor heating which is dual zoned to regulate the heating.

UTILITY ROOM

9'11 x 8'11 (3.02m x 2.72m)

A spacious utility room with floor mounted oil central heating boiler, base units with work surface over and stainless steel sink with drainer and mixer tap, full height storage cupboards, hot water cylinder, karndeian flooring and space for washing machine.

REAR ENTRANCE LOBBY

With tiled flooring, Upvc door into, side window and coat hanging area.

CLOAKS/ WC

Comprising modern white suite with low level wc, pedestal wash hand basin, tiled flooring, shelving and heated towel ladder.

OFFICE/ BEDROOM

14'2 x 9'4 (4.32m x 2.84m)

With window to front elevation, radiator, ceiling spotlighting and coving.

SITTING ROOM

14'6 x 13'5 (4.42m x 4.09m)

With window to front elevation, radiator, stairs leading off, understairs cupboard and TV point.

SUN ROOM

21'00 x 7'3 (6.40m x 2.21m)

With two radiators, ceiling spotlighting, three windows over looking the garden and French doors to patio.

INNER HALLWAY

With radiator.

LOUNGE

22'7 x 12'7 (6.88m x 3.84m)

A shaped ceiling with spotlighting, TV point, two

radiators and window to side elevation over looking the garden.

GROUND FLOOR BEDROOM 1

15'1 x 12'7 (4.60m x 3.84m)

A delightful suite, ideal for multi generational living, with window to side elevation, radiator, ceiling spotlighting, range of built-in wardrobes, electric digital radiator and thermostat.

BATHROOM

A large bathroom, with modern white suite comprising, panelled bath wetwall to the walls with thermostatic shower over, shower screen, vanity wash hand basin with storage and vanity wc with storage, radiator, loft access, window to rear elevation, extractor fan and ceiling spotlighting.

FIRST FLOOR LANDING

With doors to.

BEDROOM 2

14'7 x 11'6 (4.45m x 3.51m)

With radiator, storage cupboard, shaped ceiling and window to front elevation.

BEDROOM 3

14'7 x 9'1 (4.45m x 2.77m)

With radiator, shelving, loft access and window to rear elevation.

BEDROOM 4

14'7 x 9'9 (4.45m x 2.97m)

With radiator, TV point, shaped ceiling and window to front elevation.

FAMILY BATHROOM

With modern white suite comprising corner jacuzzi bath, wall mounted wash hand basin, double shower cubicle with glass shower screen and thermostatic shower over, low level wc, vinyl flooring, fully tiled walls, radiator, wall lighting, window to rear and side elevations and Upvc cladded ceiling.

OUTSIDE

Situated on a country lane, the property sits close to the road side, with superb panoramic views over open countryside with garden/ land surrounding the plot.

PARKING

There is an abundance of parking within the wrought iron double gates.

OUTBUILDINGS

There is a large brick built outbuilding which consists of two double garages, one with car lift and workshop, they have remote shutters for the garage doors and a personnel door to the front. Power (Three phase) and light connected.

There are a further two brick outstores with timber doors to the front.

TENURE

We understand that the property is Freehold.

SERVICES

Water and electric is connected to the property.

The drainage is by septic tank and the heating and hot water is provided by the oil fired central heating boiler.

SOLAR PANELS

Solar panels and batteries are connected and owned by the property, these provide free electricity to the dwelling. Revenue is not obtained, although could be considered by the purchasers.

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating is C.

COUNCIL TAX BAND

The council tax banding D.

NOTE

The property has been renovated to a high standard 2023.





Rose Farm Cottage, Nafferton Road, YO25

Approximate Gross Internal Floor Area = 221.4 sq m / 2383 sq ft

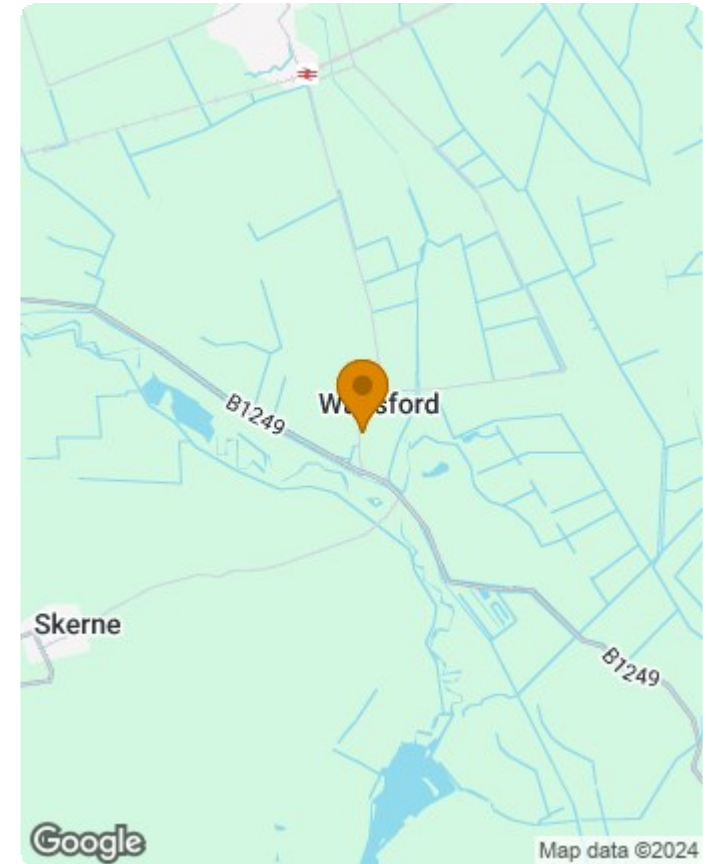
Garage Area = 78.2 sq m / 842 sq ft

Outbuilding Area = 6.1 sq m / 66 sq ft

Total Area = 305.8 sq m / 3292 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			90
(81-91) B			
(69-80) C			72
(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			
(1-20) G			
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