



**Garton House Garton House**  
**Kelk, YO25 8HL**  
**Offers over £400,000**

  
**WILLOWGREEN**  
ESTATE AGENTS

If you're looking for the 'Good Life' and a quiet life, look no further! This delightful four bedroom detached house offers superb family accommodation and fantastic open views to the front and rear.

The property briefly comprises, entrance porch, entrance hall, lounge, snug, dining kitchen, utility, cloaks/ wc and conservatory to the ground floor, landing, master bedroom with en-suite and balcony, three further bedrooms and family bathroom to the first floor. The property is situated on a generous plot with private garden, an abundance of parking and larger than average garage.

Great Kelk is a charming and picturesque village between Driffield and the coast that offers a unique blend of tranquility and history. This hidden gem is an ideal destination for tourists seeking a peaceful retreat away from the hustle and bustle of city life. With its stunning landscapes, historic landmarks, and friendly locals, Great Kelk provides an authentic taste of rural England. Whether you're a history enthusiast or a nature lover. The nearest town is Driffield, also close to Bridlington where there are named supermarkets, shops and amenities.

EPC rating D



**OPEN PORCH**

A spacious open porch with brick archways and flagged flooring.

**ENTRANCE HALL**

With Upvc door into, laminate flooring, radiator, seating area, stairs leading off, storage cupboard and doors to.

**LOUNGE** 21'10" x 11'10" (6.67 x 3.62)

With TV point, feature fireplace with wood burning stove in situ, two radiators, window to side and front elevations and coving.

**SNUG** 11'5" x 9'6" (3.50 x 2.92)

With TV point, window to side and front elevations and radiator.

**KITCHEN/DINER** 18'11" x 9'10" (5.77 x 3.01)

A recently re-fitted kitchen diner with wall and base units, stainless steel sink and mixer tap, 'Smeg' appliances including electric double oven and microwave, five ring gas hob (LPG bottled gas) extractor hood and dishwasher. Work surface over, tiled splash back, and window to rear elevation. Space for american fridge freezer.

**CONSERVATORY** 15'8" x 12'5" (4.80 x 3.79)

With under floor heating from the main system, tiled flooring, upvc and brick construction, French doors to garden.

**UTILITY ROOM** 9'10" x 9'6" (3.00 x 2.90)

A range of fitted wall and base units with stainless steel sink and mixer tap, work surface over, tiled splash back, floor mounted oil fired central heating boiler, space for washing machine and tumble dryer, window and door to the rear elevation. Door to cloaks/wc.

**CLOAKS/ WC**

With low level wc, wall mounted wash hand basin, laminate flooring and window to side elevation.

**LANDING**

With coving, loft access, radiator and airing cupboard. Doors to.

**BEDROOM 1** 16'11" x 11'10" (5.16 x 3.61 )

With radiator, coving, window to front elevation and TV point.

**EN-SUITE**

A beautifully modern fitted en-suite with twin vanity wash hand basins with drawers and storage, tiled splash back, low level wc, heated towel ladder, double shower cubicle with thermostatic shower over, glass shower screen, ceiling spot lighting, window to side elevation and vinyl flooring.

**BALCONY** 15'8" x 5'2" (4.78 x 1.60)

Upvc french doors, wrought iron balustrade, astro turf. Stunning views across open countryside.

**BEDROOM 2** 14'11" x 9'6" (4.56 x 2.91)

With window to front elevation, storage cupboard and radiator.

**BEDROOM 3** 10'3" x 9'10" (3.13 x 3.01)

With window to rear elevation and radiator.

**BEDROOM 4** 9'10" x 9'6" (3.01 x 2.90)

With range of built-in storage cupboards, currently used as an office, window to rear elevation and radiator.

**BATHROOM**

Recently re-fitted white bathroom suite comprising, jacuzzi panelled bath, glass shower screen, thermostatic shower over, heated towel ladder, painted timber panelled walls, granite window cill, window to rear elevation, extractor and ceiling spot lighting.

**GARDEN/ OUTSIDE**

A sizable plot with open views. The front of the property is screened by hedging, giving privacy, with gravelled driveway and parking area, double timber gates leading to the rear of the property. There is a large lawned area, with shrubs and colourful borders, securely fenced boundaries, chicken pen, oil tank and concrete imprint parking area leading to the garage.

There are four outside electric sockets, two outside taps and outside lighting.

The property has its own drainage system which is a treatment plant and is situated in the grounds of the property at the front.

**PARKING**

An abundance of parking and space for a trailer, boat or caravan.

**GARAGE** 23'6" x 10'5" (7.17 x 3.19)

A larger than average brick and tile garage with up and over door, side personnel door, power, light and water connected.

**TENURE**

We understand that the property is Freehold.

**SERVICES**

Water and electric are connected.

There is no gas in the village.

Drainage and sewerage is serviced by way of a private treatment plant.

The property has full oil fired central heating.

**ENERGY PERFORMANCE CERTIFICATE**

The energy performance rating is D

**COUNCIL TAX BAND**

The council tax banding is E.





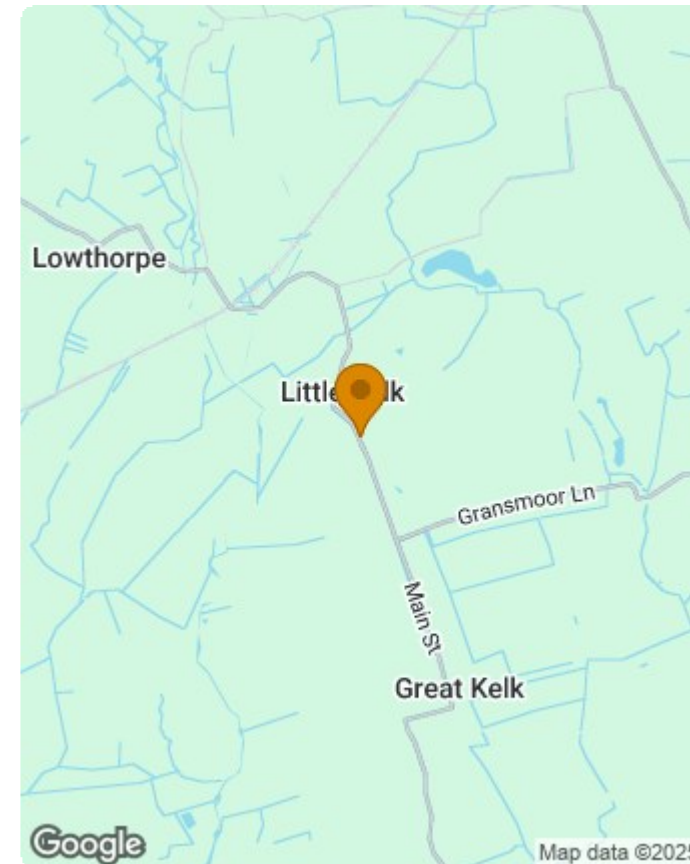


# Garton House, Main Street, Kelk YO25

Approximate Gross Internal Floor Area = 193.4 sq m / 2081 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	66	77

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		



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