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FOR SALE
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GREEN
ACRES

Green Acres Butt Lane
Drifffield, YO25 3YE
Asking price £450,000

WILLOWGREEN
ESTATE AGENTS

A Charming Double-Fronted Village House with Large Plot and Stunning Open Views

Discover this substantial and beautifully presented double-fronted village house, set within a generous plot offering breathtaking open views of the rolling wolds. This characterful property boasts spacious living areas, blending traditional charm with modern comforts. Ideal for those seeking a tranquil rural retreat, the home is surrounded by well-maintained gardens, providing ample space for outdoor activities or potential further development. A rare opportunity to own a piece of idyllic village life with room to grow.

The property briefly comprises, entrance porch, enentrance hall, lounge, dining room, wc, kitchen, sun room, landing with three bedrooms, wc and bathroom, second floor landing with two further bedrooms. Garage, parking and generous gardens.

The picturesque village of Wold Newton lies within the beautiful countryside of the Yorkshire Wolds and is set around an attractive green. The village has a thriving community and benefits from a public house, community centre, small equine centre, pretty Norman Church, and a primary school. Wold Newton is located roughly 2 and a half miles east of the B1249, is only 5 miles from the coast and is within easy reach of Driffield (12 miles), Scarborough (13 miles) and Malton (20 miles), where senior schooling and many other facilities are available.
EPC rating - E



ENTRANCE PORCH

A bright entrance with Upvc door and tiled flooring.

ENTRANCE HALL

With parquet flooring, radiator, stairs leading off and understairs cupboard. Doors to.

LOUNGE 34'10 x 11'5 (10.62m x 3.48m)

With bay window to front elevation, feature fireplace with gas fire in situ, TV point, coving and two radiators.

DINING ROOM 15'8 x 11'5 (4.78m x 3.48m)

With feature fireplace, electric fire in situ, bay to front elevation, window to side elevation, radiator, TV point, coving and parquet flooring.

CLOAKS/WC

With tiled flooring, low level wc and vanity wash hand basin, radiator, window to rear elevation and tiled flooring.

KITCHEN 18'8 x 8'11 (5.69m x 2.72m)

With range of modern base units, larder cupboard and fitted cupboards with the laundry machines and cupboards over, space for fridge freezer and range cooker, splash back, extractor, work surface over and upstand, tiled flooring, modern radiator, asterite sink and mixer tap.

SUN ROOM 19'5 x 12'00 (5.92m x 3.66m)

A generous sized room overlooking the garden, with tiled flooring, TV point, radiator and Upvc double doors to garden.

FIRST FLOOR LANDING

With understairs storage, radiator and windows to front and rear elevations giving dual aspect. Doors to.

BEDROOM 1 13'11 x 11'5 (4.24m x 3.48m)

With window to front elevation and radiator.

BEDROOM 2 14'1 x 11'5 (4.29m x 3.48m)

With window to front elevation and radiator. Range of fitted wardrobes.

BEDROOM 3 9'00 x 8'11 (2.74m x 2.72m)

With window to rear elevation and radiator. Super aspect over the rear garden.

CLOAKS/WC

With low level wc, laminate non slip tiled flooring and window to rear elevation.

BATHROOM

A recently re-fitted white bathroom suite comprising modern panelled bath with corner taps and shower head, double shower cubicle, glass screen, thermostatic shower over, wetwall to walls, vanity wash hand basin with mirror and wall mounted storage cupboard, laminate non slip tiled flooring, modern heated towel ladder, large storage cupboard housing wall mounted modern 'Vaillant' efficient LPG central heating boiler/ water. Window to rear elevation.

SECOND FLOOR LANDING

With doors to further bedrooms.

BEDROOM 4 13'5 x 10'4 (4.09m x 3.15m)

With radiator, open views from the side window and velux window to allow further light and eaves storage.

BEDROOM 5 14'3 x 10'4 (4.34m x 3.15m)

With radiator, eaves storage and velux window.

GARDEN

The property sits proud on the generous plot, with open views over the rolling wolds. A delightful frontage with circular lawn and gravelled driveway which wraps around the plot, providing plenty of scope and parking for many vehicles. Walled and fenced boundaries, side gated access leading to the garage and large rear garden, which is mainly laid to lawn with summer house and seating areas.

GARAGE 18'10 x 10'5 (5.74m x 3.18m)

A large detached brick garage with power and light connected, low level wc and provision for shower facilities.

There is a mezzanine, ideal for storage or conversion subject to consents.

PARKING

There is parking in an abundance.

TENURE

We understand that the property is Freehold.

SERVICES

Water, septic tank drainage, with piped soak aways, surface water to soak aways and electricity are connected.

The property has LPG central heating.

ENERGY PERFORMANCE CERTIFICATE

The enertgy performance rating is TBC.

COUNCIL TAX BAND

The council tax banding is E.

NOTE







Greenacres, Butt Lane, YO25

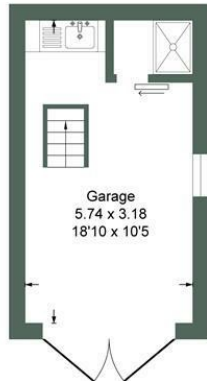
Approximate Gross Internal Floor Area = 190.7 sq m / 2053 sq ft

Garage/Mezzanine Area = 23.9 sq m / 258 sq ft

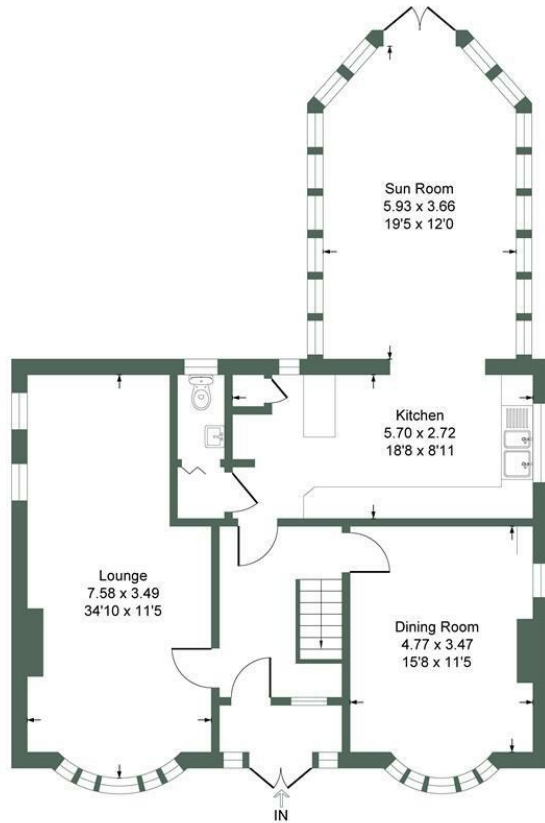
Total Area = 214.6 sq m / 2311 sq ft



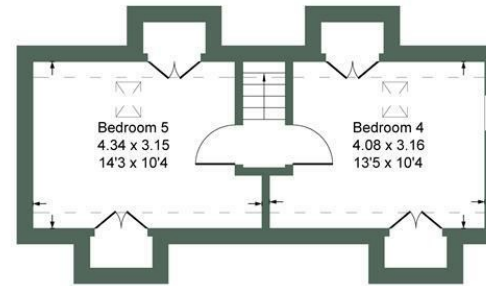
Garage Mezzanine



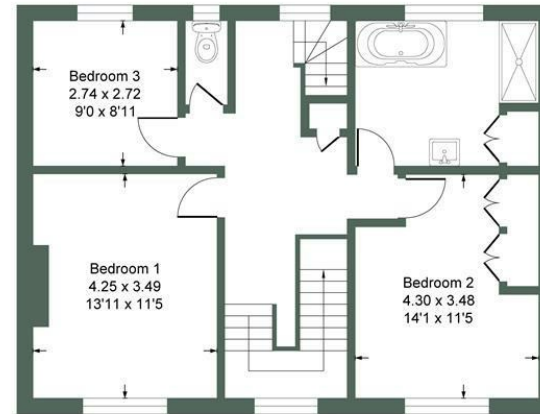
Garage



Ground Floor



Second 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	

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	



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