



**Chestnut Cottage**  
**Driffield, East Yorkshire YO25 8BJ**  
**Asking price £495,000**

  
**WILLOWGREEN**  
ESTATE AGENTS



Tucked away in a highly sought after village, this delightful picture postcard cottage offers an abundance of character, stunning countryside views and a generous plot, perfect for those seeking a tranquil rural lifestyle. A rare opportunity to own a truly enchanting home in a peaceful yet convenient location. Viewing is essential to appreciate the charm, space and setting of this wonderful cottage.

The property briefly comprises, Lounge, dining room, kitchen, utility room, cloaks/wc, three double bedrooms, ensuite and further bathroom, set within a lovely landscaped large plot.

Foston on the Wolds is an idyllic village situated just under 7 miles from Driffield, 12 miles to Bridlington and 16 miles to the market town Beverley. It's an unspoilt area which offers countryside views and is close to walking, cycling, running and dog walking routes.

EPC Rating D



**ENTRANCE HALL**

A bright and spacious entrance hall with slate flooring, stairs leading off, radiator and doors to.

**LOUNGE** 20'5" x 13'8" (6.23 x 4.18)

A room with dual aspect, windows to front and rear elevations, French doors to garden, brick feature fireplace with oak beam, wood burning stove in situ, beamed ceiling and wall lighting.

**KITCHEN** 17'3" x 13'10" (5.28 x 4.22)

A lovely soft cottage feel with cream wall, base and drawer units, inset sink with mixer tap, granite work surfaces over. integrated fridge freezer and dishwasher, island with storage and breakfast bar. Space for range cooker into brick recess. Limestone flooring, window and window seat to side, window to front elevation, beamed ceiling, ceiling spotlighting and radiator.

**DINING ROOM** 16'9" x 10'8" (5.11 x 3.27)

With French doors to garden and window to rear elevation, exposed brickwork, radiator and laminate flooring. Superb garden views.

**CLOAKS/WC**

With white suite comprising wash hand basin and low level wc, window to side elevation.

**UTILITY ROOM** 8'10" x 6'9" (2.71 x 2.08)

With range of wall and base units, space for washing machine and tumble dryer, stainless steel sink and mixer tap, work surface over, floor mounted oil fired central heating boiler, tiled flooring and window to rear elevation.

**REAR ENTRANCE**

With door to garden, tiled flooring.

**LANDING**

A light and airy landing with window to front and side elevations and archway. Radiator and doors to.

**BEDROOM 1** 15'5" x 10'9" (4.72 x 3.29)

With two windows to rear elevation, radiator and door to en-suite.

**EN-SUITE**

With modern white suite comprising double shower cubicle with shower over and glass screen, pedestal

wash hand basin and low level wc, fully tiled throughout, window to side elevation and heated towel ladder.

**BEDROOM 2** 13'5" x 11'5" (4.11 x 3.50)

With window to front and rear elevation, range of fitted wardrobes and radiator.

**BEDROOM 3** 12'4" x 11'11" (3.78 x 3.65)

With window to front elevation, storage cupboard and radiator.

**BATHROOM**

With modern white suite comprising panelled bath with shower attachment, further shower cubicle, pedestal wash hand basin, low level wc, part tiled walls and tiled flooring, window to rear elevation and heated towel ladder.

**GARDEN**

The property sits behind a shallow fence with colourful border full of flowers and plants, side gravelled driveway leading to garage, leading onto the rear garden.

The rear garden is landscaped, lawned with seating areas, pergola, beautiful open countryside surrounds the property, giving open views and country aspect.

**GARAGE**

A large brick garage with remote roller shutter door, power and light connected.

**PARKING**

There is plenty of parking available on the driveway.

**TENURE**

We understand that the property is Freehold.

**SERVICES**

Water, drainage and electricity are available. The property has oil fired central heating.

**ENERGY PERFORMANCE CERTIFICATE**

The energy performance rating is D

**COUNCIL TAX BAND**

The council tax band is C.

**NOTE**













## Chestnut Cottage, YO25

Approximate Gross Internal Floor Area = 159.6 sq m / 1719 sq ft

Garage Area = 27.0 sq m / 292 sq ft

Total Area = 186.7 sq m / 2011 sq ft

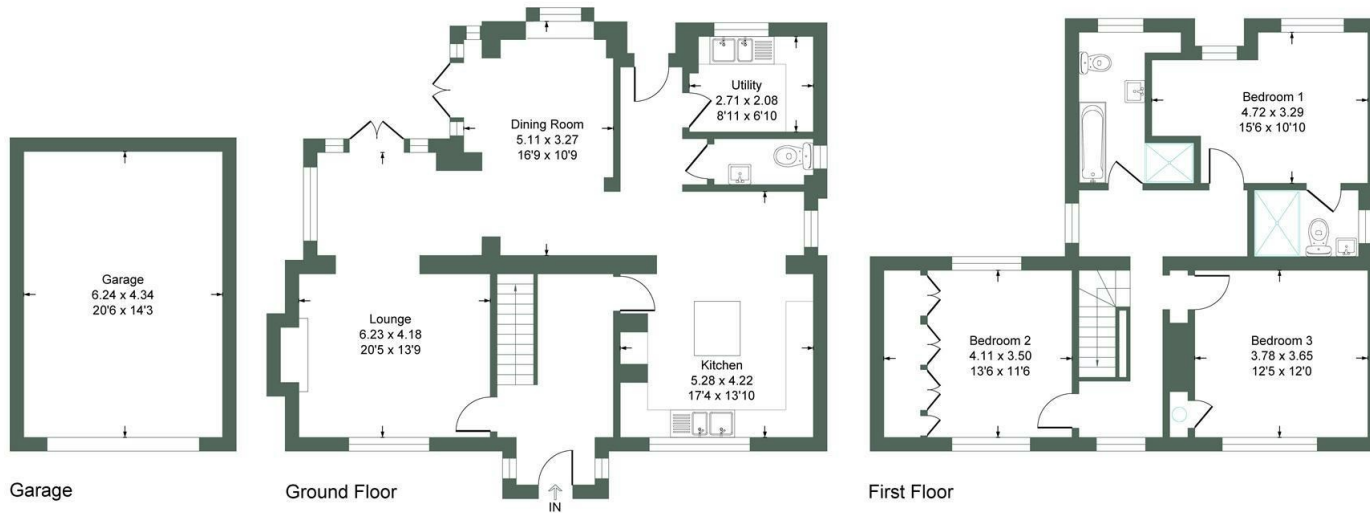
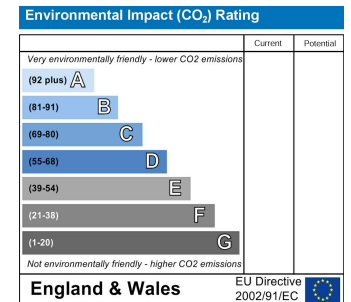
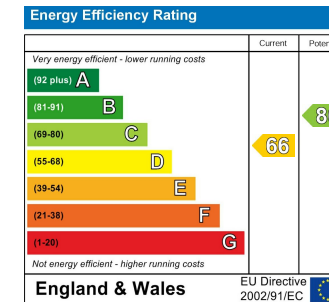
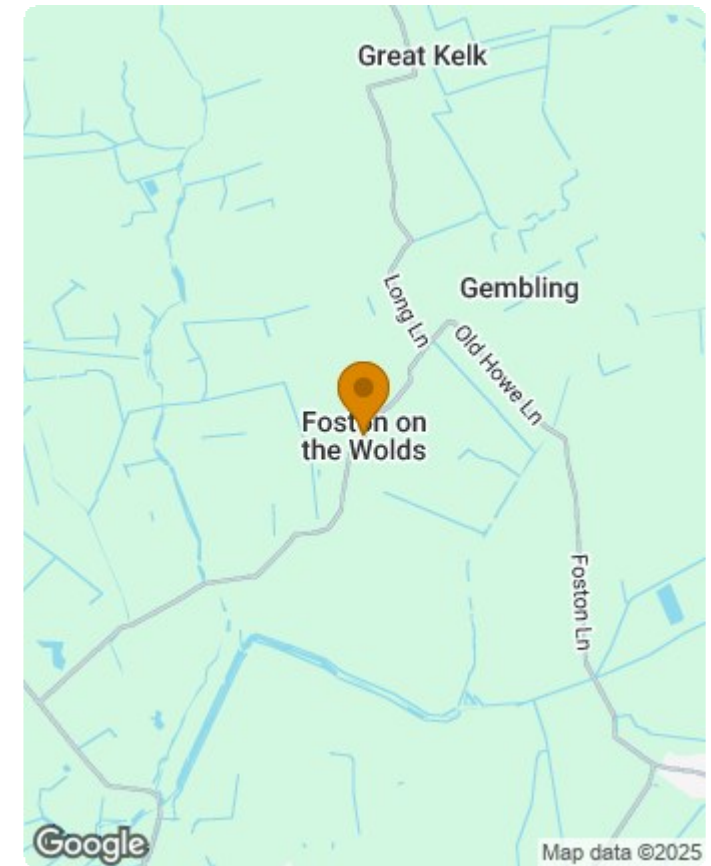


Illustration for identification purposes only, measurements are approximate, not to scale.



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