



**3 Manor Close  
Driffield, YO25 9HB  
Offers over £450,000**

  
**WILLOWGREEN**  
ESTATE AGENTS



Stunning Semi-Detached Barn Conversion in a Beautiful Village Location. No Expense Spared - A True Masterpiece of Design and Craftsmanship.

We are delighted to present this exceptional semi-detached barn conversion, set in an idyllic village location. Designed with the finest materials and unparalleled attention to detail, this property offers the perfect blend of contemporary living and character features. With every aspect of the home finished to the highest standard, it's the ideal place for those who appreciate quality and elegance.

King Trusses: Expansive and breathtaking beams that showcase the charm of this former barn.

Oak Stairs: A beautifully crafted oak staircase, a focal point that adds sophistication to the home.

Double Garage: A large, versatile double garage, perfect for storage.

Hutton Cranswick is a thriving village, situated just 3 miles south of Driffield on the A164 road to Beverley in the county of East Yorkshire. It has a good selection of amenities including; a mini market, butcher shop, fish and chip shop, post office, farm shop, hairdresser, train station within walking distance, a public house that serves food, village school, pond and play park. Being in close proximity to Driffield, you also benefit from excellent transport links accessing the neighbouring costal roads and road networks to the motorways.

EPC rating TBC



**ENTRANCE HALL**

With timber door into, magnificent 'bespoke' oak and wrought iron staircase leading off, tiled flooring, ceiling spotlighting and doors to.

**LOUNGE** 18'8" x 14'1" (5.70 x 4.31)  
With engineered oak flooring, feature brick fireplace with 'Contura' wood burning stove in situ, exposed brickwork and feature beam to ceiling, ceiling spotlighting, TV point and telephone point, French doors to garden and internal latch door.

**CLOAKS/ WC**

With modern White suite comprising vanity wash hand basin and low level wc, storage cupboards, extractor, window to front elevation and coat hanging space. Tiled flooring.

**OPEN PLAN KITCHEN/ LIVING/ DINER** 25'1" x 18'9" (7.65 x 5.72)

A light and spacious open plan farmhouse style living kitchen diner with 'bespoke' handmade painted units, wall, base and drawer units, glazed wall unit with lighting, island with breakfast bar, 'black pearl' granite work surfaces, inset sink and mixer taps, integrated dishwasher, double oven, hob and extractor, under counter lighting, space for wine cooler, 'American' fridge freezer, Tv point and freesat, doors to garden and three windows to front elevation, ceiling spotlighting and exposed beam and brickwork.

**UTILITY ROOM** 6'7" x 6'3" (2.02 x 1.93)

With 'black pearl' granite work surfaces, space and plumbing for washing machine and tumble dryer, base cupboards, inset sink unit with mixer tap and tiled flooring.

**PLANT ROOM**

With hot water cylinder and the mechanics for the under floor heating and air source heat pump.

**GALLERIED LANDING**

With king trusses, chandelier in situ, window to rear and doors to.

**MASTER BEDROOM** 22'8" x 18'8" (6.92 x 5.71)  
A dual aspect bedroom with light streaming through, two windows to both front and rear elevations and door to en-suite. King Truss.

**EN-SUITE**

A fully tiled fitted bathroom suite with vanity wash hand basin and low level wc, double shower cubicle, thermostatic shower, glass screen, storage cupboards, heated towel ladder, mirrored storage cupboard and king truss.

**BEDROOM 2** 20'0" x 9'3" (6.10 x 2.84)  
With two windows to rear elevation and TV point. King truss.

**BEDROOM 3** 13'9" x 9'0" (4.20 x 2.76)  
With two windows to rear elevation and TV point. King Truss.

**BATHROOM**

With panelled bath, shower cubicle with glass screen and thermostatic shower over, fully tiled throughout, wall mounted wash hand basin, low level wc and heated towel ladder.

**STORE ROOM/ WALK-IN WARDROBE** 9'0" x 5'10" (2.76 x 1.80)

A useful storage space or walk-in wardrobe with mezzanine over for storage purpose.

**WALLED GARDEN**

A private, enclosed garden with plenty of space for outdoor entertaining, surrounded by beautifully maintained walls for added privacy. There is a large lawned area with raised planted borders, block paved patio and pathways with summerhouse.

**DOUBLE GARAGE** 19'9" x 19'6" (6.02 x 5.96)

A superb barn style double garage with remote doors to the front and rear personnel door. Power and light connected.

**PARKING**

There is plenty of parking in the courtyard gravelled area in front of the garages.

**TENURE**

We understand that the property is Freehold.

**SERVICES**

Electric is connected to the property.

There is underfloor heating throughout the property.

**ENERGY PERFORMANCE CERTIFICATE**

The energy performance rating is TBC.

**COUNCIL TAX BAND**

The council tax band is E.

**NOTE**

There are handmade latch doors and a beautifully crafted oak staircase, a focal point that adds sophistication to the home.

The air source heat pump has been updated recently and comes with a 5 year guarantee.













### 3 Manor Close, YO25

Approximate Gross Internal Floor Area = 181.4 sq m / 1953 sq ft

Garage Area = 35.8 sq m / 386 sq ft

Total Area = 217.3 sq m / 2339 sq ft

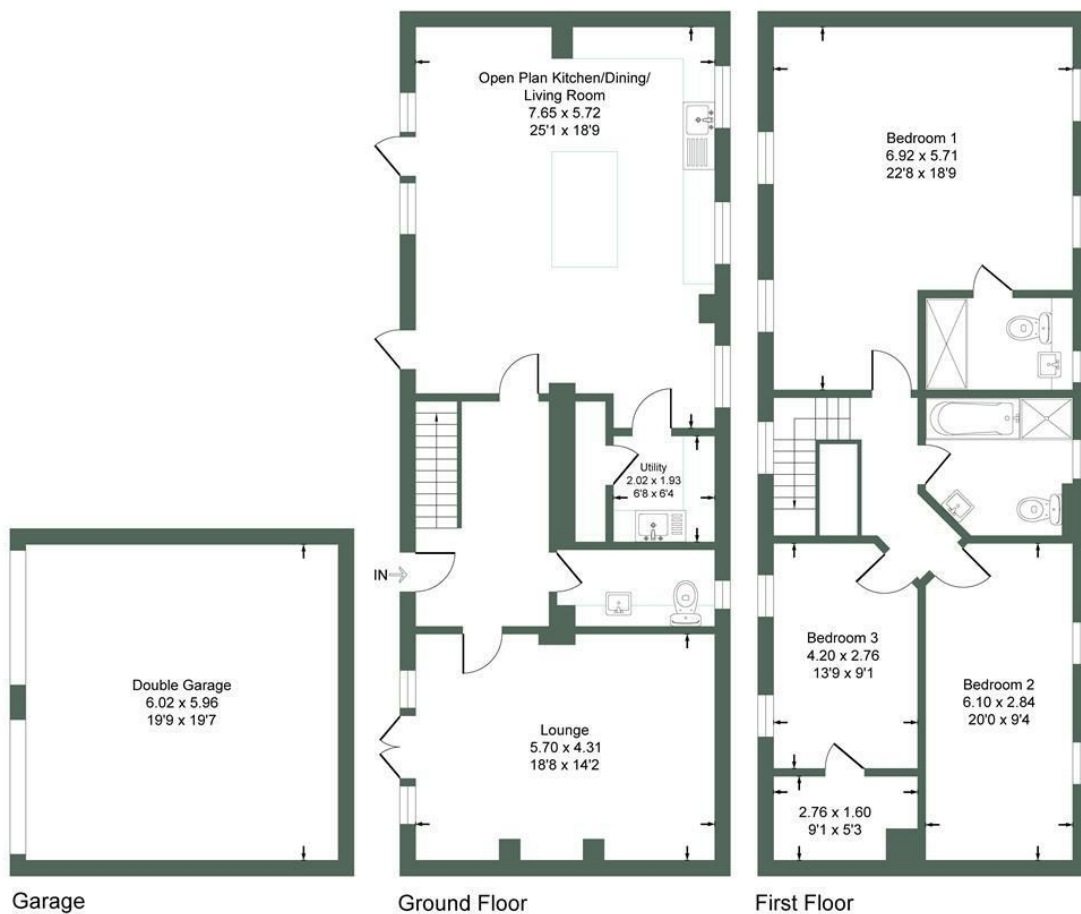
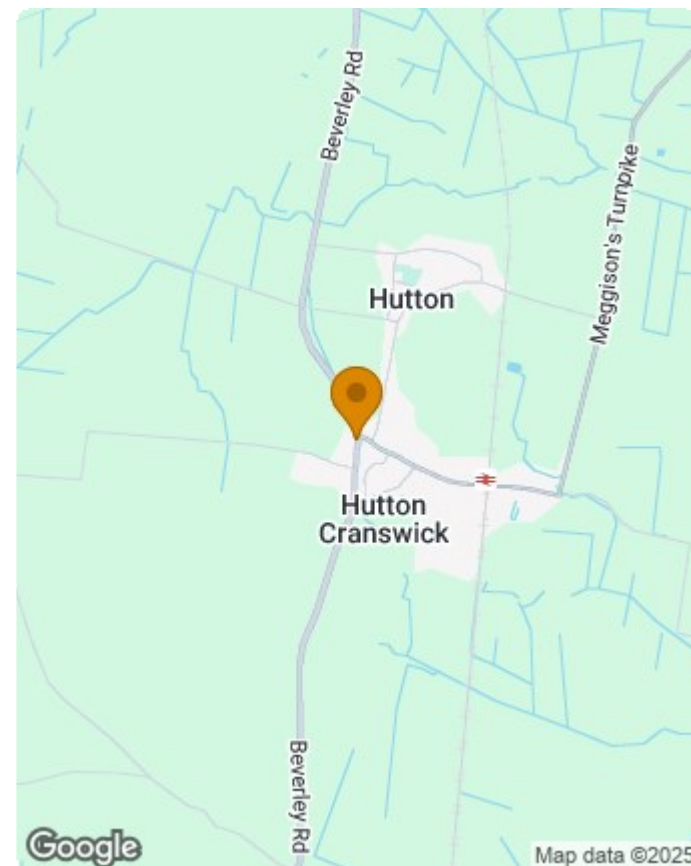


Illustration for identification purposes only, measurements are approximate, not to scale.



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		

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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