



**The Shires Main Street**  
**Driffield, YO25 8AY**  
**Asking price £699,995**

  
**WILLOWGREEN**  
ESTATE AGENTS

This beautifully designed barn-style detached house offers a perfect blend of rustic charm and modern living. Located in the heart of Beeford, this exceptional property features stunning architecture, a spacious layout, and high-quality finishes throughout. Whether you're relaxing in the spacious living areas or enjoying the tranquility of the surrounding landscape, this property offers a peaceful and idyllic lifestyle. \*\*WITH ANNEX\*\*

Beeford is a sought after village and civil parish in the East Riding of Yorkshire, England. In close proximity to the junction of the A165 and the B1249, and approximately 10 miles north-east from Beverley and 8 miles south from Bridlington. A local pub, school, transport and amenities within the area, Beeford provides something for everyone.

EPC rating C



**ENTRANCE ROOM** 16'4 x 13'7 (4.98m x 4.14m)  
With timber door into, brick feature fireplace with multi fuel burner, timber painted panelling, understairs cupboard, stairs leading off, radiator and door to.

**LIVING ROOM** 32'9 x 14'3 (9.98m x 4.34m)  
A magnificent room with inglenook fireplace, gas burning stove in situ, four radiators, five windows, full length rear window, galleried mezzanine, feature beam, ceiling spotlighting, TV points, chandelier and double doors to lobby.

**REAR LOBBY**  
With tiled flooring, stable door to garden, side windows, beamed ceiling and radiator.

**INNER LOBBY**  
With side window, tiled flooring and beamed ceiling.

**CLOAKS/WC**  
With recently re-fitted suite, oval wash hand basin with marble work surface, comfort height close coupled toilet, storage cupboard, beamed ceiling, extractor, tiled flooring and half panelled walls. Radiator.

**DINING ROOM** 15'7 x 14'8 (4.75m x 4.47m)  
With timber doors to side elevation, arched window, exposed brick work, stripped flooring, French doors to garden, beamed ceiling, wall lighting and two radiators. Door to kitchen.

**OPEN PLAN KITCHEN/ LOUNGE/ BREAKFAST ROOM** 24'7 x 18'4 (7.49m x 5.59m)  
With 'bespoke' wall, base, drawer units, plate rack, wine rack, book shelving, brick alcove with gas and electric range cooker, integrated dishwasher, belfast sink with drainer, larder cupboards, granite work surfaces and upstand with tiled splash back, two windows to front elevation and two to side elevation. Dining area with ceiling spotlighting and laminate flooring.

**UTILITY ROOM** 8'8 x 7'5 (2.64m x 2.26m)  
With range of wall and base units, wall mounted gas central heating boiler, space for washer, integrated fridge, work surface over, ceramic sink 11/2 bowl with drainer and mixer tap, window to front elevation and extractor fan.

**UTILITY ROOM 2** 10'2 x 8'10 (3.10m x 2.69m)  
With laminate flooring, fitted with floor to ceiling storage cupboards housing the gas and electric smart meters , space for fridge freezer with storage cupboards over, radiator.

**SNUG** 8'10 x 8'6 (2.69m x 2.59m)

With French doors to garden, radiator and laminate flooring.

**GALLERIED LANDING** 16'4 x 13'5 (4.98m x 4.09m)  
With light streaming in through the side windows, timber painted panelling, coving, loft access, ceiling spotlighting and doors to.

**FURTHER LANDING**  
With storage cupboard, radiator, half panelled walls and three further windows.

**BEDROOM 1** 21'1 x 18'5 (6.43m x 5.61m)  
With range of recently fitted custom built furniture, dual aspect room with two radiators, overbed lighting, coving and door to bathroom.

**BATHROOM / EN-SUITE**  
Recently re fitted and re tiled with double shower, separate shower enclosure with column stainless steel shower unit,, glass screen, heated towel ladder, storage cupboard, re-fitted sink unit with marble vanity unit, light over, jacuzzi bath, comfort height close couple wc, tiled fully, ceiling spotlighting, window to front elevation, sound system and radiator.

**BEDROOM 2** 15'7 x 14'9 (4.75m x 4.50m)  
With two windows to front and side elevation, coving, radiator and fitted wardrobes. TV point and WiFi.

**BEDROOM 3** 15'9 x 11'4 (4.80m x 3.45m)  
With window to courtyard garden, range of fitted wardrobes, TV point, coving, dressing table and bedsides and radiator. TV point and WiFi.

**BEDROOM 4** 9'7 x 7'10 (2.92m x 2.39m)  
A twin room with velux window, radiator and loft access.

**STUDY TO GALLERIED MEZZANINE**  
With ceiling spotlighting, radiator, exposed trusses, study/ seating area/ library.

**FURTHER GALLERIED MEZZANINE** 16'11 x 12'8 (5.16m x 3.86m)  
Overlooking the lounge. No access, other than by ladders.

**BATHROOM WITH SHOWER**  
A recently re-fitted and re tiled bathroom with shower cubicle, glass opening door and thermostatic jet shower over, vanity wash hand basin, comfort height close coupled toilet modern oval bath, slightly raised with inset led lighting, tiled splash back, heated towel ladder and velux window. Radiator.

**SINGLE GARAGE** 18'4 x 10'00 (5.59m x 3.05m)  
A single brick garage which could be made back into a double if required (you would lose the store room and sitting/ garden room).

Remote door to front elevation, doors to rear elevation and you can drive through to the rear, power and light connected.

**GARDEN BAR/ ENTERTAINING SUITE**  
A brick built annexe or garden/ entertaining room, multi fuel fire, electric operated ventilation panels, wifi, power and light connected. Loft access and WiFi. (Could be converted into more living space or work space if required).

**OUTSIDE**  
There is a side gravelled driveway which is access only to the property. (This access is a prescriptive right of way). The property is flanked by borders of pretty shrubs and tress.

The garden is sizable and private, mainly gravelled with south facing aspect, decking/ seating area, shrub borders and securely fenced and electric gate.

Security lighting, out tap and lighting.

**PARKING**  
There is parking in an abundance through the gated access,

**TENURE**  
We understand that the property is freehold.

**SERVICES**  
All mains services are connected.

**ENERGY PERFORMANCE CERTIFICATE**  
The energy performance rating is TBC.

**COUNCIL TAX BAND**  
The council tax band is G.

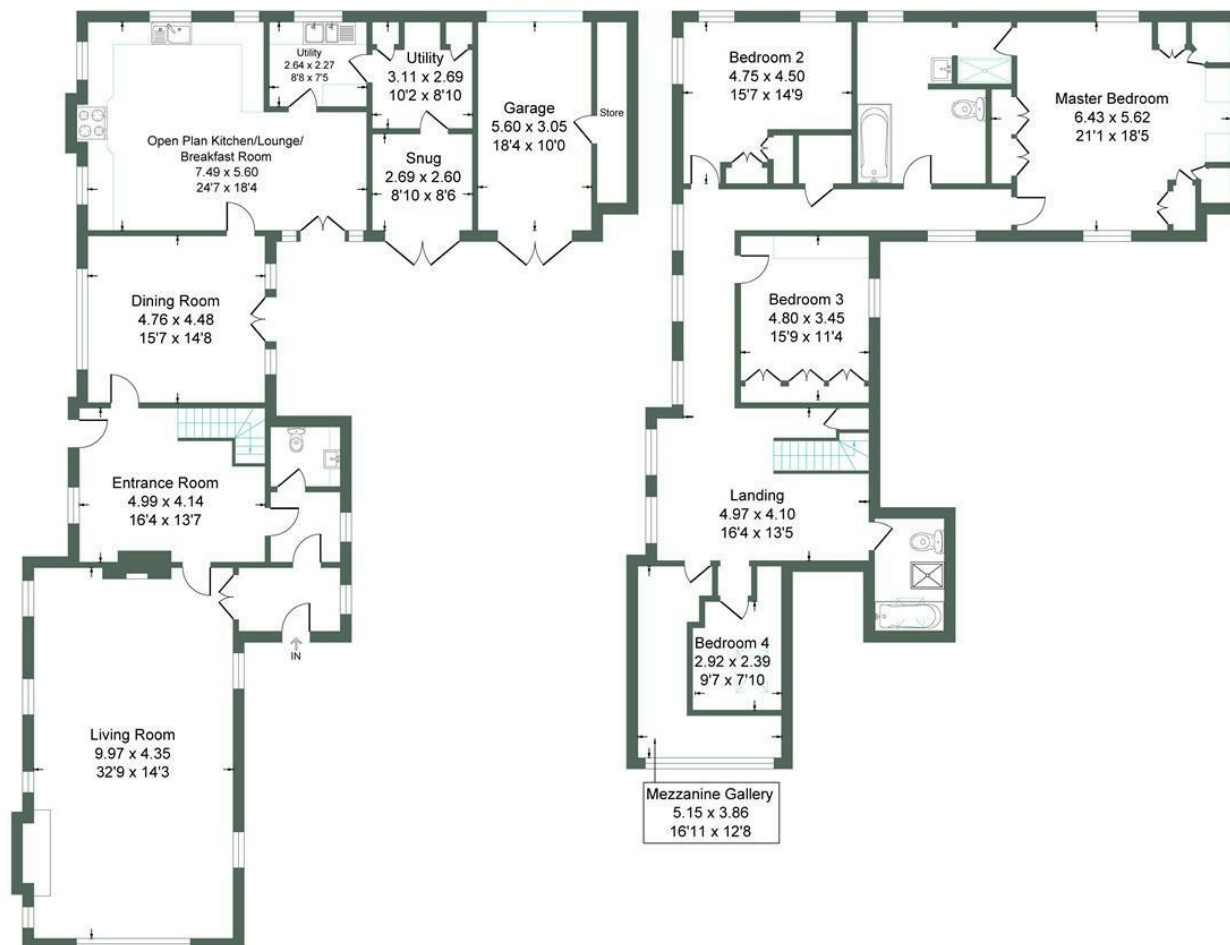
**NOTE**





# The Shires, 31 Main Street, Beeford, YO25

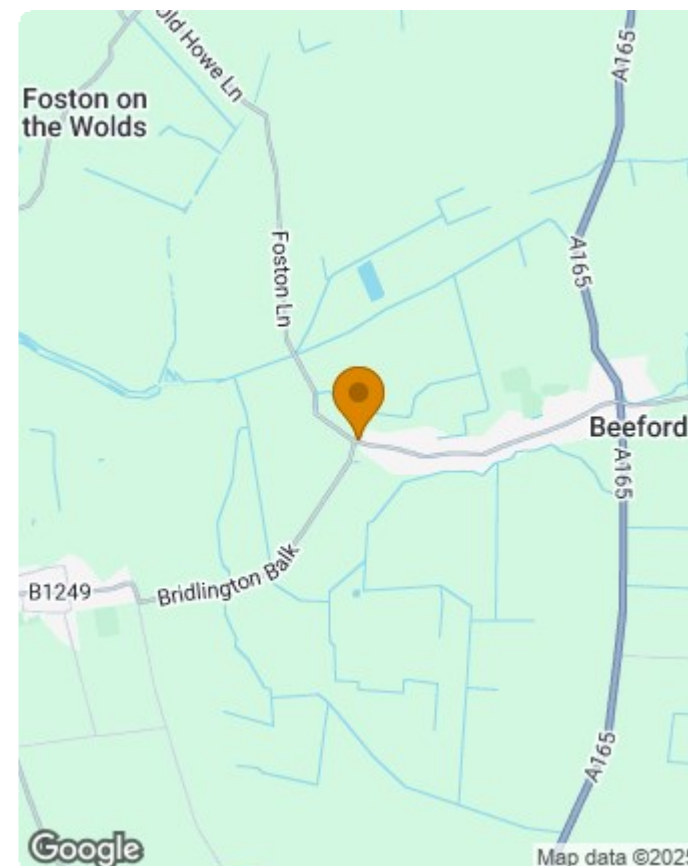
Approximate Gross Internal Floor Area = 345.8 sq m / 3723 sq ft



Ground 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 <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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