



**22 Coppergate**  
**Drifffield, East Yorkshire YO25 4LL**  
**Guide price £435,000**

  
**WILLOWGREEN**  
ESTATE AGENTS

**\*WITH VIEWS OVER THE VILLAGE MERE AND CHURCH\*** This sympathetically restored and maintained village cottage is set in the most beautiful position and is a must see. It is generously proportioned and offers fantastic versatile accommodation in a stunning setting, with gardens that run down to the mere.

The cottage briefly comprises, entrance hall, kitchen, dining room, Study/ bed 4, shower room, lounge, study area, utility room, conservatory, landing, three further bedrooms and bathroom.

The property benefits from gas central heating and is fully double glazed. There is an abundance of parking and a detached garage, large gardens and summerhouse overlooking the mere.

Nafferton is situated south of the A614 (Driffield to Bridlington) road and north of the Hull to Scarborough railway line. The railway station and bus service provides public transport to the neighbouring coastal market towns including Driffield which is 2 miles distant. The village has a much sought after primary school, Norman Church standing on rising ground overlooking the spring fed mere, which is a focal point in the village. Other facilities include post office, public houses and recreation ground etc.

EPC rating D



**ENTRANCE HALL**

With composite door into, radiator, flagged stone flooring and stairs leading off. Opening into the kitchen.

**KITCHEN** 15'8" x 12'2" (4.79 x 3.72)

With bespoke range of hand painted wall and base units, island with granite work surface, incorporating storage, built-in freezer, bin cupboard and space for microwave. Larder fridge and larder cupboard, range cooker with extractor over, tiled splash back, space for dishwasher, double 'belfast' sink with mixer tap, dresser unit with hardwood top, granite work surfaces, ceiling spotlighting, stone flagged flooring, two windows to side elevations and door to dining room.

**DINING ROOM** 12'2" x 13'6" (3.71 x 4.12)

With radiator, stone flagged flooring, feature fireplace with wood burning stove in situ, window to front and side elevations, painted beamed ceiling and wall lighting.

**REAR LOBBY**

With stone flagged flooring, timber painted door to garden and doors to.

**STUDY/ BEDROOM 4** 12'6" x 9'6" (3.83 x 2.91)

With step up to, stone flagged flooring, timber door to garden and doors to.

**SHOWER ROOM** 6'3" x 6'7" (1.93 x 2.01)

With modern suite comprising, quadrant shower cubicle, thermostatic shower over, low level wc, vanity wash hand basin, tiled flooring and wetwall to walls, window to rear elevation, extractor and heated towel ladder.

**LOUNGE** 19'6" x 16'2" (5.95 x 4.93)

With stone flagged flooring, feature fireplace with oak beam mantle, wood burning stove in situ, granite hearth, windows to both side elevations, radiator, TV point, painted beamed ceiling and wall lighting.

**STUDY AREA** 4'9" x 9'5" (1.45 x 2.88)

An open plan study area with stone flagged flooring, exposed brick work, patio doors to conservatory and door to utility room.

**UTILITY ROOM**

With side entrance door to garden, window to rear

elevation, space for washing machine and tumble dryer, stoarge cupboards, larder cupboard, wall mounted gas central heating boiler, loft access and coat hooks.

**CONSERVATORY** 12'7" x 12'10" (3.85 x 3.92)

A brick and Upvc conservatory with opening skylight style windows, slate flooring, wall lighting and french doors to garden.

**LANDING** 5'9" x 12'1" (1.76 x 3.70)

With painted staircase leading up to large open galleried landing, shaped ceiling and door to.

**BEDROOM 1** 12'9" x 10'7" (3.91 x 3.25)

With window to front and side elevations, painted flooring, range of fitted wardrobes/ storage cupboards and radiator.

**BEDROOM 2** 12'9" x 9'8" (3.91 x 2.95)

With window to front elevation, painted flooring, radiator and loft access.

**BEDROOM 3** 9'7" x 11'9" (2.94 x 3.59)

With window to side elevation, radiator, painted flooring and shaped ceiling.

**BATHROOM** 6'4" x 10'0" (1.95 x 3.05)

With large inset panelled bath, tiled surround, large power shower over, glass shower screen, wc, pedestal wash hand basin, laminate flooring, tiled surrounds to bath and window sill, window to rear elevation, extractor and heated towel rail.

**OUTSIDE**

To the front of the property lies a shallow wall with hedging, block paved pedestrian access top front, gravelled area for parking, timber five bar gate for vehicular access and further gate to an abundance of parking if required. To the rear there is a narrowing lawn with shrubs and planted borders and flower beds opening up at the rear to a large lawn which adjoins the 'Nafferton mere' a SIMPLY STUNNING setting. There is a summerhouse, garden seating in all parts of the garden with power connected, a view over the mere reaching out to the village church. Raised vegetable planters, beech and apple trees, rockery areas and borders. The property has secure boundaries of fencing and hedging and partial walled areas. It's like a secret garden!

**GARAGE**

The garage is a larger than average single detached brick and rendered building with front facing door, power and light connected.

**PARKING**

There is an abundance of parking to the front and side of the property.

**TENURE**

We understand that the property is Freehold.

**SERVICES**

All mains services are connected to the property.

**ENERGY PERFORMANCE CERTIFICATE**

The energy performance rating is TBC.

**COUNCIL TAX BAND**

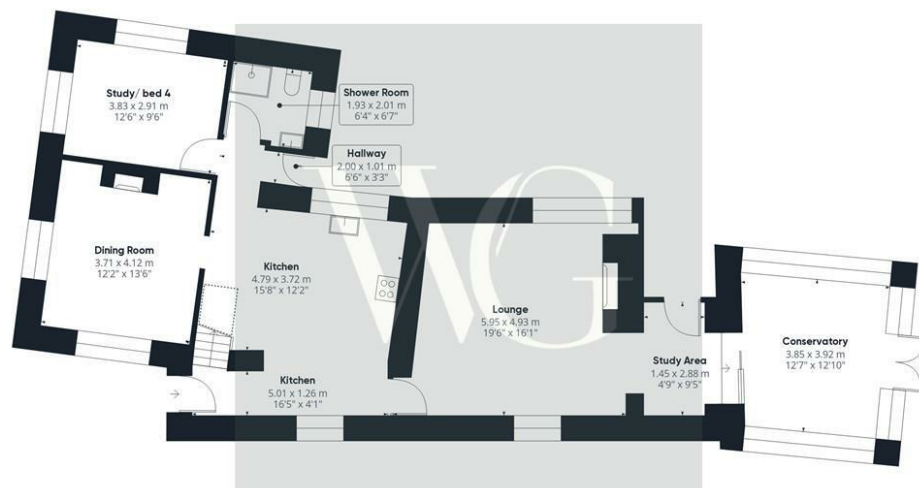
The council tax banding is E.

**NOTE**

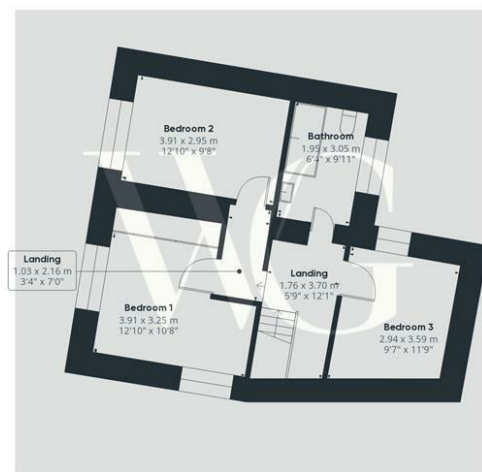
The property is fully gas centrally heated with two wood burning stoves in situ. The glazing is timber and Upvc, but fully double glazed.







Floor 1



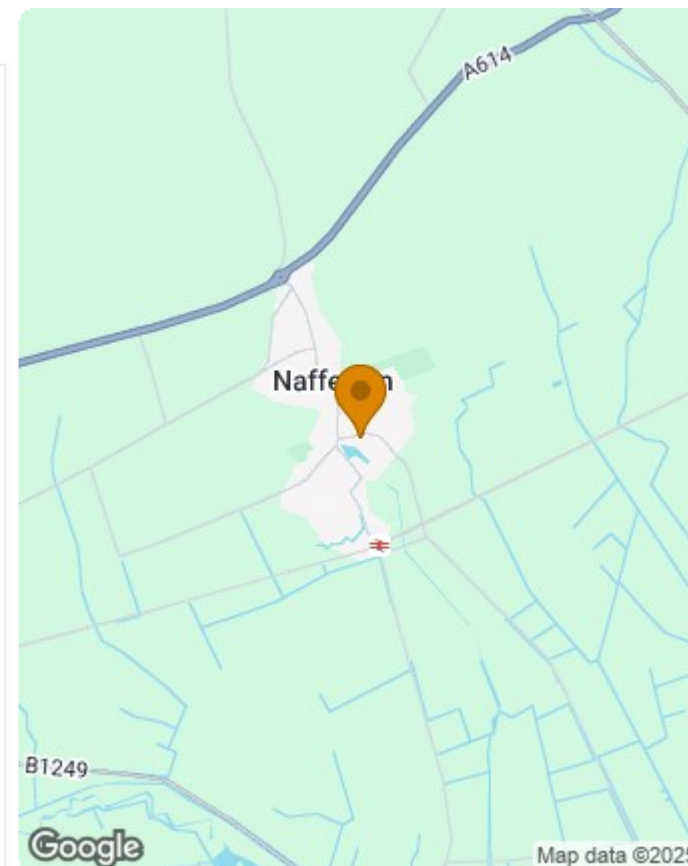
Floor 2

Approximate total area<sup>(1)</sup>  
157.01 m<sup>2</sup>  
1690.04 ft<sup>2</sup>

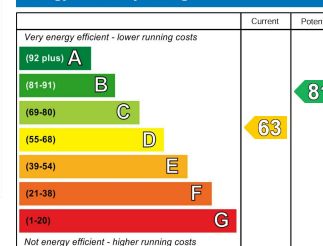
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



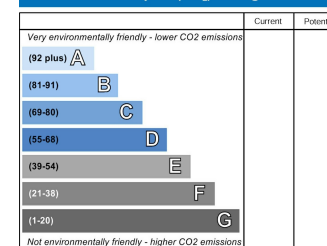
#### Energy Efficiency Rating



England & Wales

EU Directive  
2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive  
2002/91/EC



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