



1 Towthorpe Cottages
Drifffield, YO25 3HA
Offers over £415,000


WILLOWGREEN
ESTATE AGENTS

Charming 2-Bedroom Semi-Detached Cottage with Acreage, Stables & Manege – Idyllic Countryside Setting. Nestled in the heart of the countryside, this delightful 2-bedroom semi-detached cottage offers the perfect blend of rustic charm and modern living. Set within approximately 1.65 acres of land, this unique property is ideal for equestrian enthusiasts, smallholders, or those seeking a peaceful rural retreat.

Characterful Cottage: A beautifully presented 2-bedroom home with period features including exposed beams, wood-burning stove, and countryside views from every window. Two Bedrooms, comfortable and well-proportioned, with built-in storage and serene rural outlooks. Well-maintained pasture and paddock land, perfect for horses or other livestock.

Equestrian Facilities: Including a manège, multiple stables, and tack/feed storage. Mature landscaped gardens with patio areas and countryside views.

The tranquil Village of Fimber lies quietly at both sides of the B1251 and is settled into the hillside. It forms around the Village Pond which is presided over by the small Church on the hill which looks down over the village, access to the church is through a lovely stone archway. The Chapel built in AD 1865 is now a private dwelling and a new property in the Village has the pretty name of Cowslip Cottage.

EPC rating E



ENTRANCE PORCH 8'0" x 8'3" (2.46 x 2.53)
With carpet and French doors to garden.

ENTRANCE HALL 7'8" x 3'3" (2.35 x 1.00)
With tiled flooring, radiator, stairs off and doors to.

STUDY/ STORAGE 4'8" x 3'5" (1.43 x 1.05)
With window to side elevation.

LOUNGE 12'11" x 13'11" (3.94 x 4.25)
With feature fireplace, wood burning stove in situ, windows to front and side elevation, laminate flooring and cupborad to recess.

KITCHEN 7'9" x 8'1" (2.38 x 2.48)
Fitted with a range of base and wall units with matching worktop over, space for fridge and freezer, oil fired boiler, window to rear aspect.

LANDING 2'11" x 6'6" (0.90 x 2.00)
With doors to.

BEDROOM 1 13'0" x 9'0" (3.98 x 2.76)
With wardrobes, window to front elevation and radiator.

BEDROOM 2 7'11" x 12'11" (2.42 x 3.95)
With window to rear elevation, feature fireplace, storage cupboard and radiator.

BATHROOM 9'5" x 6'5" (2.88 x 1.98)
With white suite comprising panelled bath with thermostatic shower over, half tiled walls, pedestal wash hand basin, low level wc, window to front elevation, vinyl flooring and radiator.

OUTSIDE
There is a formal lawned garden to the front with colourful bushes, shrubs, trees and flowers. There is a vegetable and fruit garden below with greenhouse. Gravelled driveway. Sand school/ manege for horses. Standing in as a whole 1.65 acres.

PARKING
The property offers an abundance of parking. Space for a trailer, boat, caravan, motor home etc.

STABLES
There is an 'L' shaped stable block with two stables, tack room and hay store.

OUTBUILDINGS
The garage is 30ft x 26ft, with three double timber doors and side personnel door.
The electric is powered by solar, but can be switched to mains for winter if required.

Summerhouse, chicken house and run and greenhouse.

TENURE
We understand that the property is Freehold.

SERVICES
The central heating is provided by an oil fired central heating boiler. The drainage is provided by a shared septic tank with number 2.

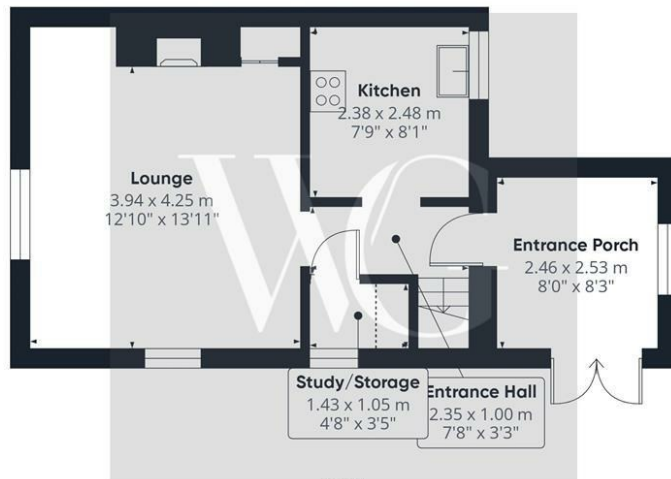
Mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is E,

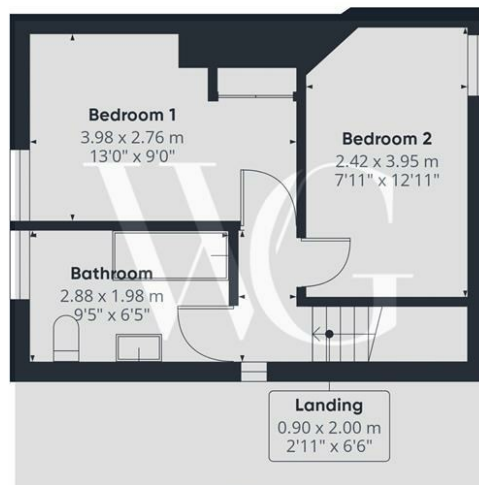
COUNCIL TAX BAND
The council tax band is A.







Floor 1



Floor 2

WG

Approximate total area⁽¹⁾

62.5 m²
673 ft²

Reduced headroom

0.4 m²
5 ft²

(1) Excluding balconies and terraces

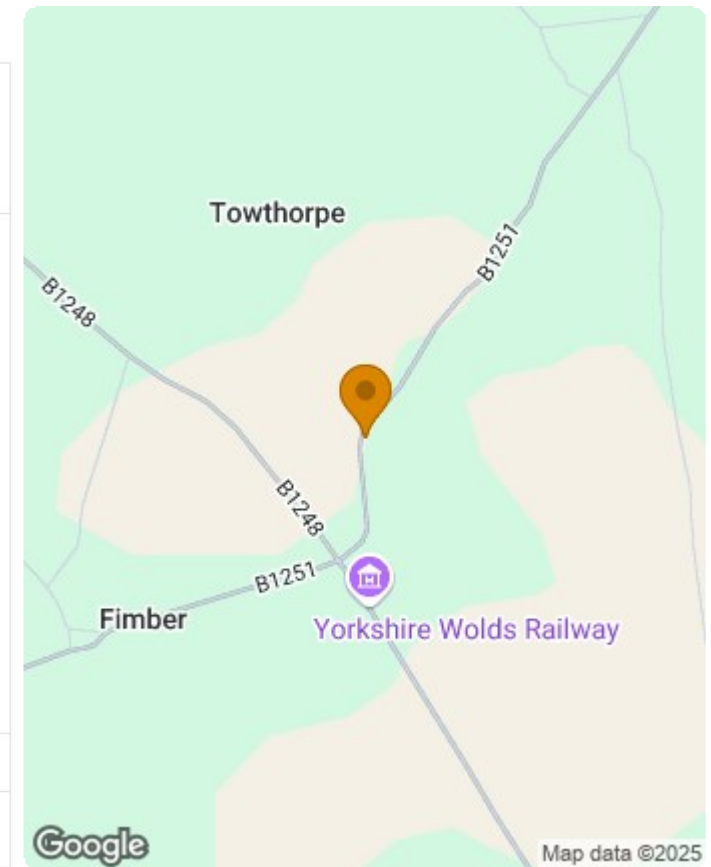
Reduced headroom

..... Below 1.5 m/5 ft

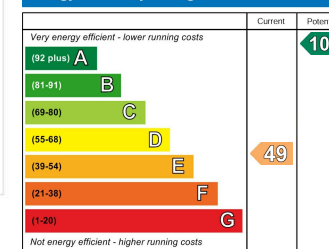
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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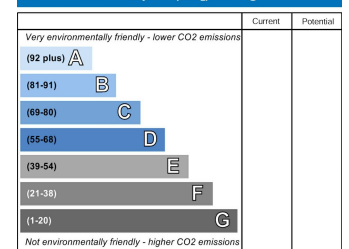
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC



01377 310077 | driffield@willowgreenestateagents.co.uk

19 Mill Street, Driffield, East Yorkshire, YO25 6TN

Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Driffield, YO25 6TN | Company number: 12857633