



**Corner House Farm**  
**Driffield, YO25 3QH**  
**Asking price £349,950**

  
**WILLOWGREEN**  
ESTATE AGENTS



This beautifully renovated 4/5 bedroom detached farmhouse blends charming character with high-spec contemporary finishes, all set in the scenic village of Foxholes. Offering generous living space, flexible accommodation, and rural tranquillity this property is ideal for families or those seeking a countryside retreat.

Fully renovated to a high standard including, re-wiring, plumbing, damp proof course with guarantee, new oil boiler with guarantee and heating system. Fully fitted kitchen with quartz worktops, bathroom and ensuite, flooring throughout, this property is one not to be missed, ready to move into.

Foxholes is a village in the Ryedale district of North Yorkshire, England, part of the civil parish of Foxholes with Butterwick. It lies where the B1249 road crosses the Great Wold Valley, 9 miles south from Scarborough, 11 miles north-west from Bridlington, and 7 miles north-east from Sledmere.

EPC Rating F



**ENTRANCE HALL** 25'10" x 4'1" (7.88 x 1.26)  
UPVC door into, stairs leading off. Fully tiled. Door down to cellar which is dry with power and radiator.

**KITCHEN/DINER** 25'5" x 10'6" (7.77 x 3.21)  
Fitted with a range of modern wall and base units with quartz worktop over, central island providing further storage. Fully tiled floor, integrated dishwasher, fridge freezer and brand new stove. Windows to front and rear aspect flooding this room with natural light.

**UTILITY ROOM** 12'4" x 7'7" (3.78 x 2.33)  
A large area with wall and base units with matching worktop over, vaulted ceiling with velux window . Washing machine and tumble dryer is also included. Fully tiled with door leading to rear garden.

**CLOAKS/WC** 3'9" x 3'8" (1.16 x 1.14)  
Partly tiled with low flush WC, vanity wash hand basin, radiator.

**LOUNGE** 13'3" x 12'9" (4.05 x 3.90)  
Window to front aspect, radiator.

**LIVING ROOM/BEDROOM 5** 11'7" x 10'5" (3.55 x 3.20)  
Two windows to rear aspect, radiator.

**STORAGE CUPBOARD/CLOAKS** 5'10" x 5'1" (1.78 x 1.55)  
Great size cupboard which can be utilised as a cloakroom or office space, radiator.

**LANDING** 2'8" x 14'7" (0.83 x 4.45)  
With window to rear aspect, loft access, radiator.

**BEDROOM 1** 13'5" x 11'5" (4.09 x 3.48)  
Window to front aspect, radiator, door leading to dressing area with radiator, further door leading into en-suite.

**DRESSING AREA** 3'7" x 7'10" (1.10 x 2.40)  
Space for clothing.

**EN-SUITE** 7'10" x 7'10" (2.39 x 2.41)  
Window to rear aspect, double shower, low flush WC, vanity wash hand basin, fully tiled. Radiator.

**BEDROOM 2** 13'5" x 14'5" (4.09 x 4.40)  
Window to front aspect. Radiator.

**BEDROOM 3** 11'10" x 10'10" (3.63 x 3.31)  
Window to rear aspect. Radiator.

**BEDROOM 4** 13'4" x 7'10" (4.08 x 2.40)  
Window to front aspect. Radiator.

**FAMILY BATHROOM** 8'8" x 7'2" (2.66 x 2.19)  
Window to rear aspect. Corner shower with shower, double vanity wash hand basin, low flush WC, free standing bath with mixer tap and shower head over. Fully tiled. Radiator.

**GARDEN**  
Double gates and pedestrian gate leading to a large parking area, steps up to a gravelled seating area and further steps to a large lawned area providing a pleasant place to relax.

**PARKING**  
Providing off street parking for several vehicles.

**OUTSIDE STORAGE**  
Double wooden doors into a large storage area.

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

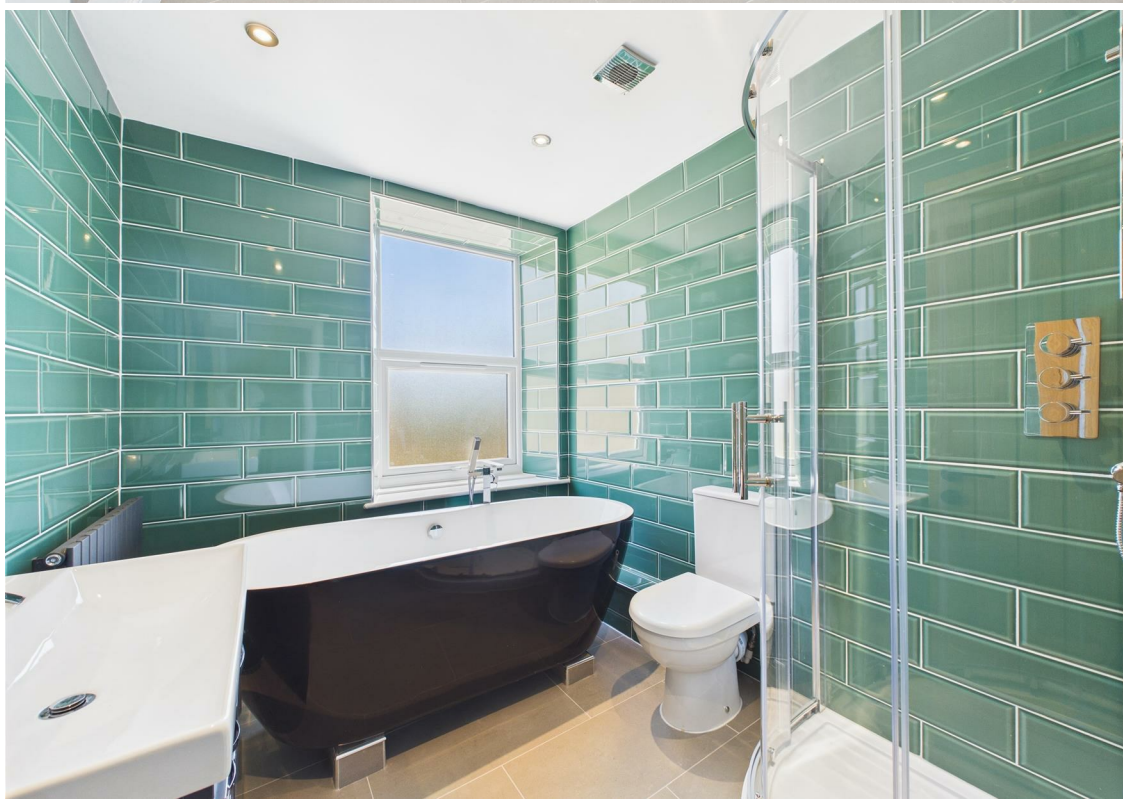
**SERVICES**  
Water, drainage and electricity are connected. The central heating is provided by Oil.

**ENERGY PERFORMANCE CERTIFICATE**  
We understand that the energy rating is F.

**COUNCIL TAX BAND**  
The council tax banding is D.

**NOTE**  
The property has undergone a full renovation.

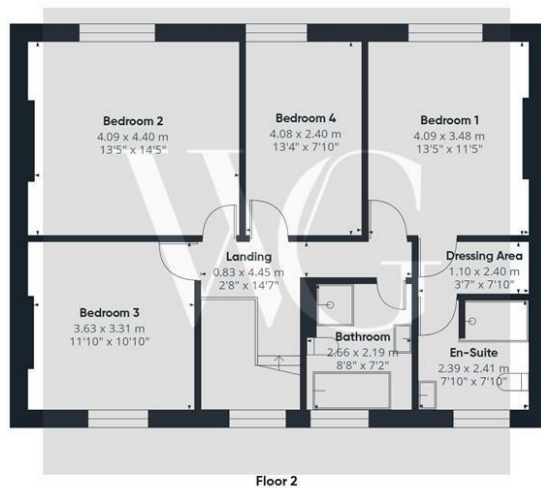
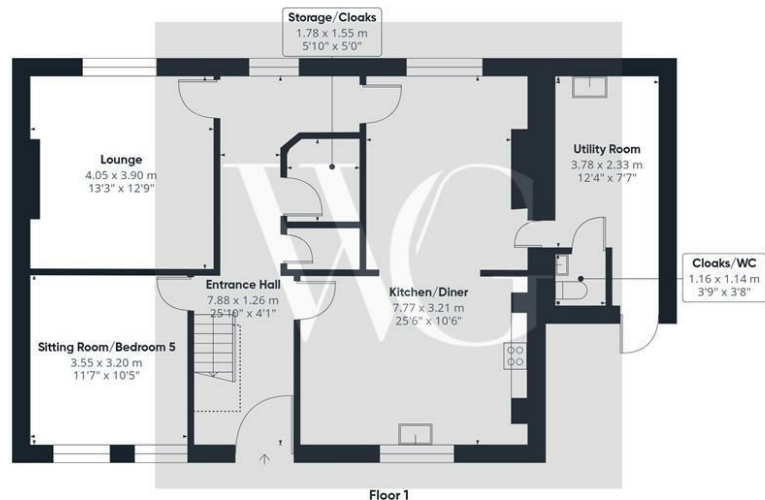












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Approximate total area<sup>(1)</sup>

168.5 m<sup>2</sup>  
1814 ft<sup>2</sup>

Reduced headroom

1.7 m<sup>2</sup>  
18 ft<sup>2</sup>

(1) Excluding balconies and terraces

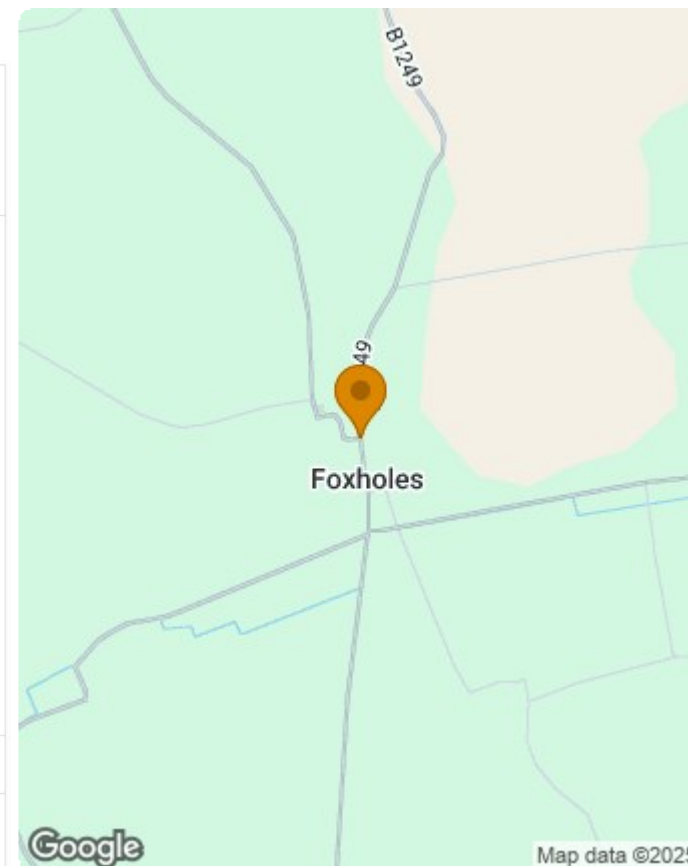
Reduced headroom

Below 1.5 m/5 ft

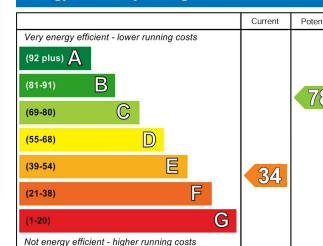
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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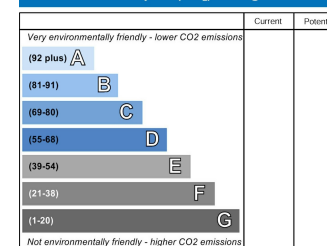
#### Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

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