

Carr Lane, Watton, Drifffield, YO25 9AH

£1,250,000

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**REFERENCE BA0665**

An absolutely stunning and imposing detached country home of stock brick elevations built in 1989 for the then owners own occupation. My clients have enjoyed living in this wonderful semi rural location away from the hustle and bustle of everyday life and raising their family, and are now looking to pass this rare opportunity on to like-minded buyers. Bridge Farm sits at the end of a long driveway and occupies approximately 8 acres, with the majority given over to paddock/ grazing land, with more formal gardens to the rear and side of the property. As one would expect, all rooms are very generously proportioned and there is great potential to create a separate annexe, au pair or groom's accommodation. Such properties are seldom available.

- Three Reception Rooms
- Cinema Room
- Potential Self Contained Annexe
- Double Garage
- About 8 Acres
- Live in Kitchen/ Breakfast Room
- Indoor Heated Swimming Pool
- Five Bedrooms/ Two En-Suite/ Dressing Room
- Stable Block
- Semi Rural Location

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Bridge Farm, Watton, YO25

Approximate Gross Internal Floor Area = 554.5 sq m / 5969 sq ft

Garage Area = 36.0 sq m / 388 sq ft

Outbuilding Area = 141.6 sq m / 1524 sq ft

Total Area = 732.1 sq m / 7880 sq ft

