

linkagency

4 Bedroom House - Detached for Sale

£475,000

Harland Rise, 36 Main Street, Kilnwick, Driffield, East Yorkshire, YO25 9JD



KEY FEATURES

- EXTENDED AND REFURBISHED FAMILY HOME
- 4 DOUBLE BEDROOMS 2 BATHROOMS
- VERSATILE, DETACHED, OVER 2000 SQ FT
- EXTENSIVE PLOT : AMPLE PARKING
- BEAUTIFUL SOUTH-FACING REAR GARDEN
- STUNNING, BESPOKE LIVING KITCHEN
- GUEST WC; SEPARATE UTILITY ROOM
- GARAGE /WKSHOP, SHED, SUMMERHSE
- PRETTY WOLDS' VILLAGE; 5 MINS BY CAR TO SHOPS AT NEARBY CRANSWICK
- CAR MINUTES TO : BEVERLEY12 ,DRIFFIELD 10, POCKLINGTON 21

HEAD OFFICE

Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

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THE PROPERTY

Enjoy life in the heart of the countryside, with the reassurance that there are several shops including a Spar with a post office; a butchers; a farm shop and cafe; a garden centre with a cafe ; a Fish and Chip shop /Chinese takeaway and a railway station, all within a 5 minute car journey, located in nearby Hutton Cranswick . The towns and their amenities (Beverley 7 miles and Driffield 6 miles) are also within a 10 to 15 minute drive. This rarely available, renovated and extended, dormer style bungalow, offers spacious 4 bedroom , 2 bathroom , 2 reception room versatile accommodation. Located on a quiet country lane in the pretty Wolds ' village of Kilnwick, the property includes accommodation extending to over 2,000 square feet set on a generous plot with ample parking space to the front and a beautiful, well maintained, south - facing garden to the rear . If you like the idea of countryside living yet with amenities within easy travelling distance, then this spacious home deserves your attention .

Having undergone an extensive programme of renovation over the last 4 to 5 years , the beautifully presented home is ready -to-move-into .

The accommodation comprises, in brief : a covered entrance porch leading to a spacious entrance hallway with a large sitting room being the first room on the right hand side featuring a fabulous contemporary log burner. The extended , open plan, living /dining /kitchen is at the rear of the property where there is a bespoke , high - spec kitchen with integrated appliances and a feature island ; the sitting / dining area overlooks the beautiful rear garden . There is a large, galley style utility room off the kitchen which has an interior door to the garage / workshop as well as doors to the front and rear of the property . The 2 large ground floor bedrooms are located to the left hand side of the property with a 4 piece bathroom suite situated between them . There is also a separate WC to the ground floor . Upstairs are 2 other double bedrooms and a shower room. The property is set on a large plot with parking on a tarmac driveway for multiple vehicles to the front as well as a well-tended garden. The private rear garden has a large patio, an extensive lawn, a small pond and beautifully planted borders featuring roses and buddleia , which attract many butterflies in the summer months. The plants have been carefully selected to attract bees, birds and butterflies so that you can enjoy the tranquility and spectacle of a countryside garden from various vantage points : the indoor sitting area, the pretty summer house or from the extensive patio. Storage is available in a large shed or the garage with a rear personnel door.

THE VILLAGE OF KILNICK

Kilnwick (or Kilnwick-on-the-Wolds) is a village in the East Riding of Yorkshire. It is situated in the Yorkshire Wolds on the Minster Way walk, approximately 5 miles (8 km) south of Driffield town centre and 7 miles (11 km) north of Beverley town centre. It lies 1 mile (1.6 km) west of the A614 road, and 3 miles (5 km) east of Middleton on the Wolds. York is within 28 miles travelling distance and Hull is within 17 miles. The nearest railway station is at Hutton Cranswick, within just a 3.3 miles drive.

Kilnwick is a small, friendly village with many family oriented events occurring throughout the year, often at the village hall and the recreation ground. Other events occur at the local primary school in nearby Beswick. There is also a youth group and "parkling" group for younger children.

The quiet village has a rich history and the Kiln part of its name is believed to originate from a brick making industry and kiln in the village. The land to the west of the village was historically part of the Kilnwick House / Hall estate. The surrounding landscape is peppered with agricultural farmers' fields, mature trees and quiet country lanes ideal for cycling, horse-riding and walking . Nearby villages such as Middleton on the Wolds and Hutton Cranswick have village amenities including eating places, takeaways, pubs, post offices and village shops. For equestrians, there are stables at Watton, Scarborough and Hutton Cranswick.



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USEFUL INFORMATION ABOUT LIVING IN KILNWICK

- Kilnwick Park: (www.theparkkilnwick.org) a local project maintained for events and education and includes: a new tree plantation; children's play equipment; a pond and a separate off-lead dog exercise area
 - All Saints Church, Kilnwick: services every week
 - Activities for Dog Walkers and Ramblers: the Minster Way long distance footpath cuts through the village; there are a network of local paths and tracks along the Beck, through wildflower meadows, woodland and out into open country
 - The Village Hall hosts community events and pub nights; the hall is being extended and re-furbished.
 - There is a Kilnwick community Facebook page: for day to day community use
 - The Village is 5 minutes drive to the Farm Shop, Garden Centre, Spar, Post Office, Butchers and Fish and chip + Chinese Takeaway : all at Hutton Cranswick
 - Kilnwick is 5 minutes drive to The Wellington Inn at Lund
 - Nearby village schools are at Beswick 1 mile and Lockington 1.5 miles
 - The nearest railway station is at Hutton Cranswick: 3 miles
- School buses
Buses for Longcroft School, Beverley and Driffield School both drop off and pick up in the village.

WALKS TO KILNWICK PARK ,ALL SAINTS CHURCH AND BEYOND

Turn left out of the drive and walk along Main Street to the end; you pass the Minster Way long-distance footpath on your right, this also takes you to the beck and wildflower meadows along behind the properties.
The tall wrought iron gate at the end of Main Street with a notice advising a private garden, is actually the public footpath to the Church and Kilnwick Park. The church is to the left and the Park is straight ahead though the wide gate and woodland, which has a carpet of snowdrops in Spring.
The off-lead dog exercise area is to your left, the community facilities are ahead. There are also a network of footpaths and tracks to be explored, leading from Kilnwick in each direction from the village.
The Village Hall is on School Lane and hosts community events including a monthly pub night. Plans are in place for extending and refurbishing the Hall. Residents from Kilnwick join-in events and groups nearby at Lockington and Lund Village Halls, both which are approximately a 5 minute drive away.

ENTRANCE HALLWAY

Large covered porch way - Composite front door with windows to the side - Fitted carpet - Radiator - Understairs storage cupboard

KITCHEN / DINING /LIVING, RECEPTION 2

22'4" x 18'1"

Large open plan living / dining / kitchen :
Fitted laminate wood flooring throughout
Bespoke Kitchen : Fitted painted - effect, light cream base and eye level units - Mottled work tops - Feature island with oak top and includes: a display cabinet with lights; under unit cupboards; 2 under unit fridges, wine rack - Feature lights over - Matching feature wall lights - Recessed down-lights - Space for range cooker - Integrated dishwasher - Integrated microwave - Plinth heater - Recessed composite sink with chrome mixer tap - Under unit lighting - Fitted oak shelves - Aspect to the rear garden
Dining space
Large area space for a large table
Sitting space / reception area
Large sliding french doors to the rear patio and garden

SITTING ROOM / RECEPTION 1

19'6" x 13

Dual aspects, front and side - Large room - Contemporary log burner set in a plastered alcove - Granite hearth - Fitted carpet - Radiator

UTILITY ROOM

20'0" x 5'11"

Large galley style space - Fitted base and eye level units - Stainless steel single drainer sink with mixer tap - Space and plumbing for washing machine and dryer - Glazed door to the rear garden - Door to the garage / workshop - Composite door to the front driveway - Laminate wood effect flooring - Vertical panel radiator - Space for upright freezer

BEDROOM 1

15'9" x 10'11"

Feature entrance alcove - Large double room - Railed recess for clothes - Large, floor to ceiling windows /doors with aspect to the rear garden - Contemporary panel radiator - Fitted carpet



GROUND FLOOR BATHROOM

8'11" x 7'10"

Bath with chrome mixer tap - Travertine tiled splash-backs and feature shelf - Fitted, white high-gloss unit with contrasting wood effect top including: round bowl, white sink with chrome mixer tap and fitted white low flush WC - Travertine tiled wall - Fitted, mirrored storage cupboards over - Radiator with towel rail over - Separate shower cubicle - Aspect to the side - Fitted carpet - Recessed down-lights

BEDROOM 2

14'11" x 11'11"

Large double room - Currently used as a reception room / study/ workroom - Aspect to the front - Fitted carpet - Radiator

GROUND FLOOR GUEST WC

Aspect to the side - Low flush WC - Vanity sink on pedestal - Tiled splashback

STAIRS AND LANDING

White painted balustrades - Fitted carpet to stairs and landing - 2 skylight windows with aspect to the rear - Feature wide, high window with aspect to the front - Storage cupboard - Bespoke, fitted oak finish cabinet for linen and bedding

BEDROOM 3

10'9" x 9'11"

Double room - Fitted carpet - Radiator - Aspect to the front

SHOWER ROOM

11'11" x 9'2"

Large. room - Vinyl flooring - Storage in the eaves - Radiator - Dual head mains shower in curved glass door cubicle - Electric towel radiator - Storage alcove - Low flush WC - Sink on contemporary drawer unit

BEDROOM 4

10'4" x 10'2"

Double room - Aspect to the side - Fitted carpet - Radiator

GARAGE / WORKSHOP

19'10" x 8'11"

Electric door - Power points - Insulated - Led strip lighting - Central heating boiler

GARDENS

Extensive plot

Front

Large tarmac multi vehicle parking area - Variegated hedging -Lawn - Feature, planted border - gravel area with inset stone paving

Sides

Left: Pavers to side- Beech hedge - Outside socket

Right :Fencing and variegated hedge

Rear

South facing - Large paved patio - Extensive lawn - Raised borders - 2 sets of feature steps Summer House - Shed with power - Feature borders with plants to attract birds, bees and butterflies - Mature hedge to the rear - Gravel path - Pond - Variegated hedging to 2 sides

EXTRA DETAILS

The high quality renovation work completed by the current owners 2018 to 2021 included: replacement of majority windows and doors ; a building extension to create the bespoke, fully fitted living kitchen; 2 fitted bathrooms ; new light oak panelled interior doors; re plastering of the walls and ceilings; tarmac driveway , new garage / workshop roof ; new oil fired central heating boiler and radiators (the boiler is serviced annually)

These particulars are produced in good faith. They are set out as a general guide only and do not constitute, any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of, or association with Link Agency, has any authority to make or give any representation or warranty whatsoever in relation to this property.

JAYNE AT LINK AGENCY

When you use a Personal Agent to sell your home, your tailor-made estate agency service will include:

Your personal agent"s expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality, professional interior and exterior photography as standard

Floor plans

Listing on major websites

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

Regular contact

Thorough, attentive, sales progression once a buyer has been found

Negotiations and advice regarding future purchases / rentals of properties

A 24/7 telephone answering service





Approximate Gross Internal Floor Area = 189.1 sq m / 2036 sq ft

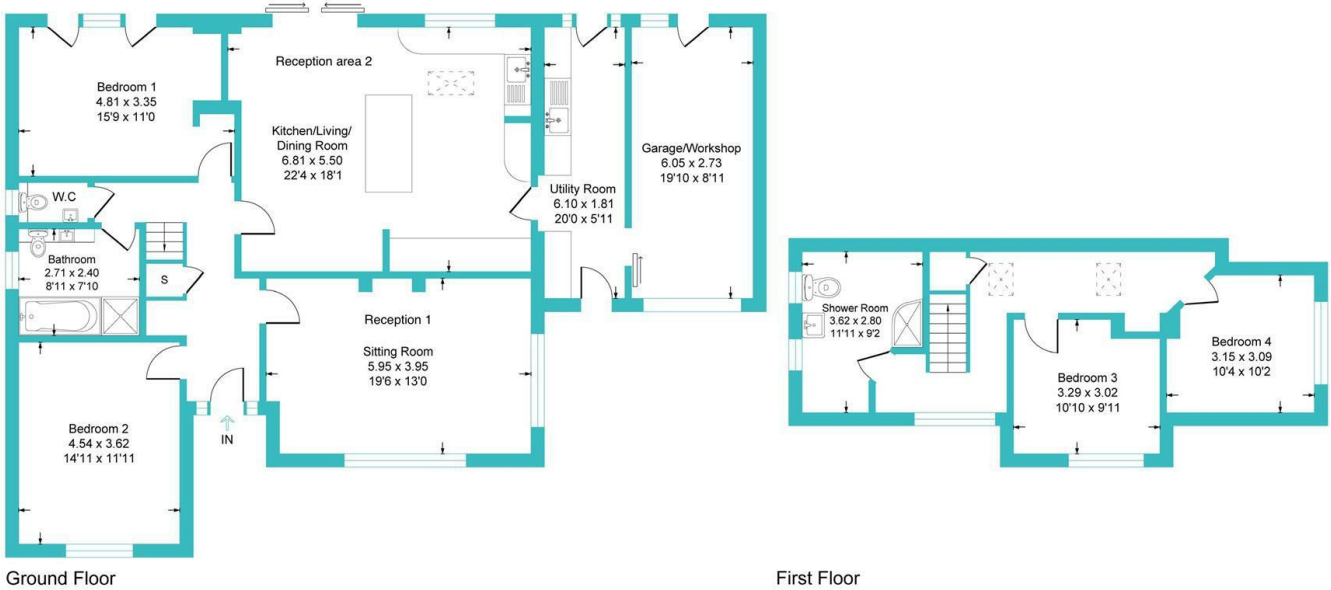


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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