

# linkagency

5 Bedroom House - Detached for Sale

£495,000

38 Hutton Road, Cranswick, YO25 9PH



## KEY FEATURES

- VERSATILE: 5 DOUBLE BEDROOMS, 3 RECEPTION ROOMS, 3 BATHROOMS
- EXTRA SPACE IN 3 ROOM ANNEXE; SUITABLE FOR A VARIETY OF USES
- LARGE PLOT: QUARTER OF AN ACRE
- POPULAR, SOUGHT-AFTER VILLAGE WITH MULTIPLE AMENITIES
- ENERGY EFFICIENT: AIR SOURCE HEAT PUMP AND SOLAR PANELS
- SEPARATE DOUBLE GARAGE
- UPVC DOUBLE GLAZING
- IDEAL ACCOMMODATION FOR MULTI-GENERATIONAL LIVING
- ALL ROOMS HAVE BEEN RECENTLY RE-PLASTERED AND DECORATED
- CENTRALLY LOCATED FOR EASY ACCESS TO THE EAST YORKSHIRE COAST, HULL, BEVERLEY AND YORK

### HEAD OFFICE

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

Telephone: 01482 699007  
Email: [Jayne@linkagency.co.uk](mailto:Jayne@linkagency.co.uk)  
Website: [www.linkagency.co.uk](http://www.linkagency.co.uk)

## General description

This unique village property is located on Hutton Road in Hutton Cranswick, one of East Yorkshire's picturesque, most popular country villages with multiple amenities and transport links. The spacious, family property oozes character, charm and versatility. Set on a quarter of an acre plot, the period property has been extended and improved over the years to create spacious family living accommodation extending to over 2,400 square feet to include five double bedrooms, three reception rooms, three bath/shower rooms and an attached annexe, thus creating the possibility of multigenerational living or even holiday rental opportunities. The 3 room annexe has its own fully fitted kitchen, separate bedroom and sitting room and can be used as an independent living area or incorporated into the general living space. The fabulous, generously proportioned property is surrounded by gardens to 3 sides and has a good size gravel driveway to the front with multi-vehicle parking space as well as a separate brick built double garage.

The property has recently undergone renovation work including re-plastering and painting throughout, the installation of extra insulation, as well as the addition of an Air Source Heat Pump; this combined with solar panels and upvc double glazing, work together to create an energy efficient home.

## Hutton Cranswick

Hutton Cranswick is a pretty, much sought-after village, which is made up of two conjoined villages.

The village of Cranswick has a large, picturesque village green, reportedly the largest in East Yorkshire, with a children's play area and a pond. An annual village show is held on the green along with other family events. The area offers excellent walking routes with many well-maintained public footpaths leading from the village centre offering circular walking routes of varying lengths. Cycling is very popular in the East Riding and East Yorkshire wolds area owing to the existence of a large network of open country roads. Other amenities within this popular village include: a bowls club with bowling green, a post office and general stores; a hairdressers, a fish and chip shop, a prestigious butcher's shop, a village pub; a farm shop and cafe, a garden centre and cafe and 3 garages. On the outskirts of the village there is a small industrial estate where various small businesses are located. Cranswick also has a thriving methodist church, a WI hall and a well-regarded primary school.

In the smaller village of Hutton there is a church of England, St Peter's; a fishing lake and a sports and recreation centre with tennis courts and a football ground. There are regular sports' activities and clubs held at the WI hall: the Methodist hall and at the Sports and Recreation club. The village offers regular entertainment for residents including: a gardening club, WI meetings, children's activities, film nights and an annual village car boot sale. Local events are advertised in The Bulletin delivered monthly to houses in Hutton, Cranswick and Watton.

The village has its own railway station and is ideally located for those wishing to commute to Hull, York or the east coast. The historic town of Beverley can be reached in approximately 10 minutes by train and approximately 15 minutes by car. Hull can be reached by train in approximately 25 minutes or approximately 40 minutes by car. York can be reached in approximately 50 minutes by car. Bridlington is just a 20 minute drive away or can be reached in a similar time by train. The 121 Hull to Scarborough bus runs at the top of the village on the A164, 7am to 11pm, every hour, daily.



### Entrance Hall

8'2" x 11'6"

Half glazed wood front door - Fitted carpet - Feature vintage stove - Radiator - Built in cupboard - Feature beams

### Living Room

14'11" x 16'10"

Large reception room - Feature beams - Dual aspects - Open fire - Brick fire surround and hearth - Fitted carpet - Single front door to the rear patio

### Kitchen

14'11" x 6'2"

Fitted base and eyelevel unit units - Composite worktops - Tiled splashbacks - Linoleum flooring - Built-in electric ovens - Electric hob - Stainless steel extractor hood over - Feature beams - Radiator - Dual aspects

### Continuation of Kitchen

7'5" x 11'1"

Floor to ceiling fitted cupboards - Breakfast bar - Linoleum flooring

### Utility Room

7'5" x 7'9"

Fitted base and eyelevel units— Stainless steel single drainer sink - Tiled floor - Aspect to the side - Space and plumbing for washing machine

### Shower Room

Ground floor shower room - Fully tiled - Wood effect linoleum flooring. - Shower cubicle with electric shower - Wall mounted, vanity wash basin - Aspect to the rear

### Dining Room

11'9" x 6'10"

Versatile reception room - Fitted carpet - Dual aspects - Radiator

### Reception Hall

15'11" x 11'9"

Versatile space - Fitted carpet - Radiator - French door to side garden - Built-in shelves with cupboards under - Leading to annexe

### Annexe Kitchen

8'7" x 8'5"

Fitted base and eye-level units - Plumbing and space for washing machine - Stainless steel single drainer sink - Tiled splashbacks - Built in electric cooker - Electric hob - Extractor hood - Space for fridge freezer - Aspect to the side

### Annexe Lounge

13'7" x 8'5"

Fitted carpet - Single exterior door - Dual aspects to the sides - Currently used as an office / study

### Annexe Bedroom

17'7" x 8'5"

Fitted carpet - Radiator - Dual aspects front and side - Currently used as a sitting room

### Shower Room 2

Wet room - Fully tiled - Composite wet room flooring - Adapted shower with low doors - Pedestal wash basin - Low flush WC - Radiator



### Bedroom 1

14'11" x 11'8"

King size double - Fitted carpet - Dual aspects- Radiator

### Bedroom 2

14'11" x 11'3"

King size double - Radiator - Dual aspects - Fitted carpet

### Bathroom

7'1" x 9'6"

First floor bathroom - Bath — Bidet - Low hidden flush WC - Radiator - Wash basin set on unit - Part tiled - Wood laminate flooring - Dual aspects

### Bedroom 3

10'6" x 11'3"

Double room - Fitted cupboards - Laminate flooring - Aspect to the front - Radiator

### Bedroom 4

9'7" x 12'0"

Double room - Fitted carpets - Feature period fireplace - Radiator - Dual aspects

### Bedroom 5

Converted loft room - Large double room - Storage in eaves - Aspects to the rear

### Gardens

Plot extends to over quarter of an acre

Front

Gravel driveway - Grass area - Planted borders - Shrubbery - Privet hedging

Sides

Vertical panel fencing to both sides - Grass area to one side - Planted borders to the other side

Rear

Lawn - 2 patios - Shrubbery - Vertical panel fencing - Small pond

### Extra details

Recently installed air source heat pump

Solar panels

Recent insulation added to the walls

Interior walls have been replastered and redecorated

Energy rating C

Brick built Log store

Plant room for air source boiler etc

Walk- in storage in half of the attic

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.

### Personal Agent

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

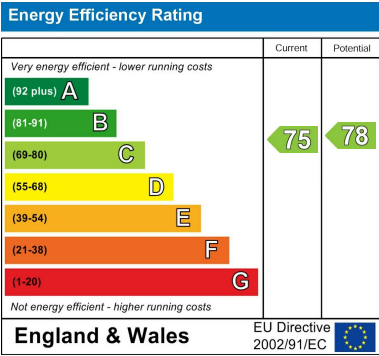
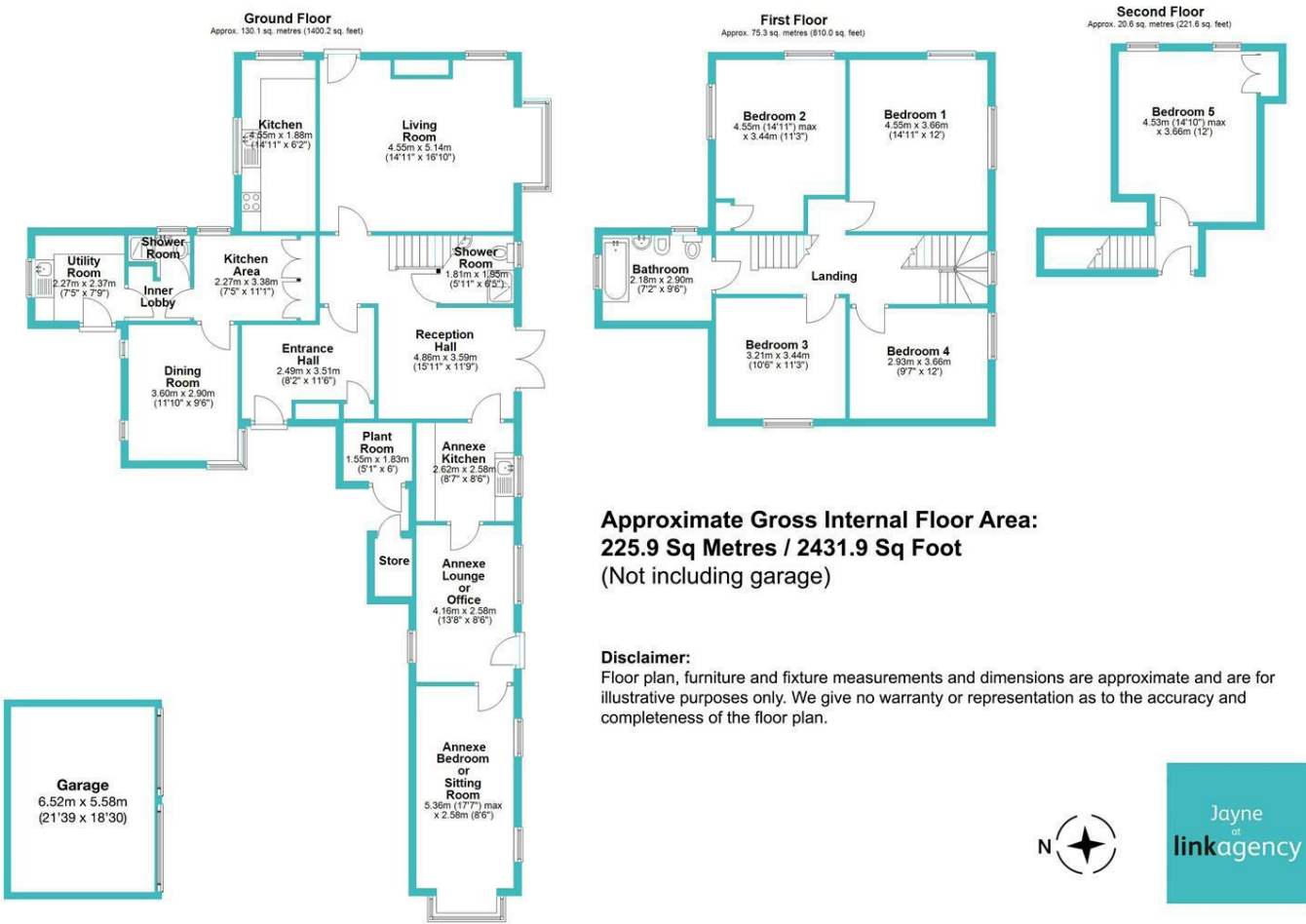
Regular contact

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





**Disclaimer**  
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.