



TIBTHORPE, DRIFFIELD, YORK YO25

£430,000

NORTH
RESIDENTIAL

An outstanding family home with a paddock and glorious south-westerly views onto countryside, with impressive features and beautiful reception space, in the heart of the Wolds.

This is a beautiful and welcoming home, with far-reaching views and spacious grounds to enjoy. The property is perfectly enhanced for modern family living, being situated within a charming village in the heart of the Yorkshire Wolds. This is an accessible location, with easy access to the amenities of Pocklington, Drifffield, Beverley and York. Un-interrupted views of the Yorkshire Wolds can be enjoyed.

This desirable property has outstanding accommodation with tasteful fixtures, this stunning family home benefits from being naturally light throughout; the accommodation offers tremendous space for entertaining and family living. It is in an ideal position, within walking distance of beautiful un-spoilt countryside. The house benefits from impressive reception space and four bedrooms. This beautiful house with character is equipped for modern day living and is perfect for family life.



Tenure
Freehold

Local Authority
East Riding of Yorkshire

Council Tax Band
Band C

EPC Rating
Band D







Property Description.

The generous and naturally bright dual aspect kitchen and dining area offers a welcoming atmosphere to the house with its superb range of high-quality units, central island with breakfast bar, all in a country shaker style design. The central island incorporates excellent storage space and has a richly grained oak worksurface. The kitchen provides a wonderful variety of storage solutions and the oversized floor tiles enhance the classic style. An electric range provides impressive cooking capabilities and the sink by the window allows the full benefit of the uninterrupted views over open countryside to be enjoyed. A bespoke desk has been crafted and integrated into a space between the kitchen and the oak staircase creating a perfect study area.

The sitting room, also benefiting from a dual aspect, has double glass doors leading onto the elevated terrace where the big south-westerly views onto the fields can be enjoyed. The sitting room has a woodburning stove making a wonderful focal point for the room. This impressive room has an inviting feel, which provides attractive views onto the garden, and it offers plenty of space for entertaining. The remaining accommodation on the ground floor includes a generously sized utility room with a stable door leading into the garden, an excellent range of wall and base units, including full height units which complement the kitchen, a Belfast sink, plumbing for a washing machine and drier, oak worksurface and there is a WC to the far end which benefits from modern white fittings and a heated towel rail.

There are four superb bedrooms on the first floor, the principal bedroom benefits from a full wall length of integrated wardrobes. The family bathroom is fitted with tasteful and high-quality modern white fixtures with a tiled floor and fully tiled walls. There is a rainfall shower above the bath and cleverly integrated storage.



Property Description.

There are impressive views from all rooms offering a rich variety of countryside to enjoy.

The property provides family friendly and sociable space. The house accommodation provides the ideal balance for entertaining and accommodating family life. There is the benefit of double glazing throughout. This attractive home has fantastic qualities and with its neutral and welcoming décor, the house is ready to be enjoyed by a new owner. This is a versatile and nicely proportioned property, making it a perfect home.

Outside.

The house is accessed over a private drive and through a timber gate which sweeps into the rear parking area providing generous parking. The rear garden is a delight to be in and provides privacy and impressive and far-reaching views. The elevated terrace by the sitting room offers a perfect space for entertaining and relaxing.

Beyond is a fully enclosed grass paddock with a timber built stable block on a concrete base. There are two loose boxes and an electricity supply. The garden and paddock are adjacent to open fields and offer a wonderful lifestyle for creating a smallholding, keeping small livestock, or simply using the space to enjoy.







Services.

Mains water and electricity are installed. Mains drainage. Oil fired heating.

Directions.

Postcode – YO25 9LF

For a precise location, please use the What3words App///survivor.snowmen.image

Location.

Tibthorpe is a hamlet close to the traditional market towns of Driffield and Pocklington. There is the benefit of a village hall and nearby Wetwang benefits from a primary school with a 'good' Ofstead rating, a pub, bowling club, village hall, pond, fish & chip shop, medical centre, picnic site and play area.

Driffield, known as the capital of the Yorkshire Wolds has an excellent range of independent retailers, national supermarkets and professional services, sports, educational and recreational facilities. The town is home to the Driffield Golf Club and has a railway station with regular Northern train services along the Yorkshire Coast line.



Location.

Pocklington is a traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary and secondary education. There are national supermarkets and quick access onto the A1079 to head east and west. A rich variety of sporting, recreational, educational, and cultural activities are available. Francis Scaife Sports Centre has a swimming pool, gym, squash courts, a variety of fitness classes, sports clubs, and sports hall. Burnby Hall Gardens located within Pocklington is “a jewel in Yorkshire’s crown” and home to a national collection of water lilies, the gardens host an annual tulip festival, Sunday brass band concerts and has a well-regarded tearoom. The Pocklington Arts Centre is a popular and well-known asset in the town and is home to a cinema, music, comedy, and theatre productions.

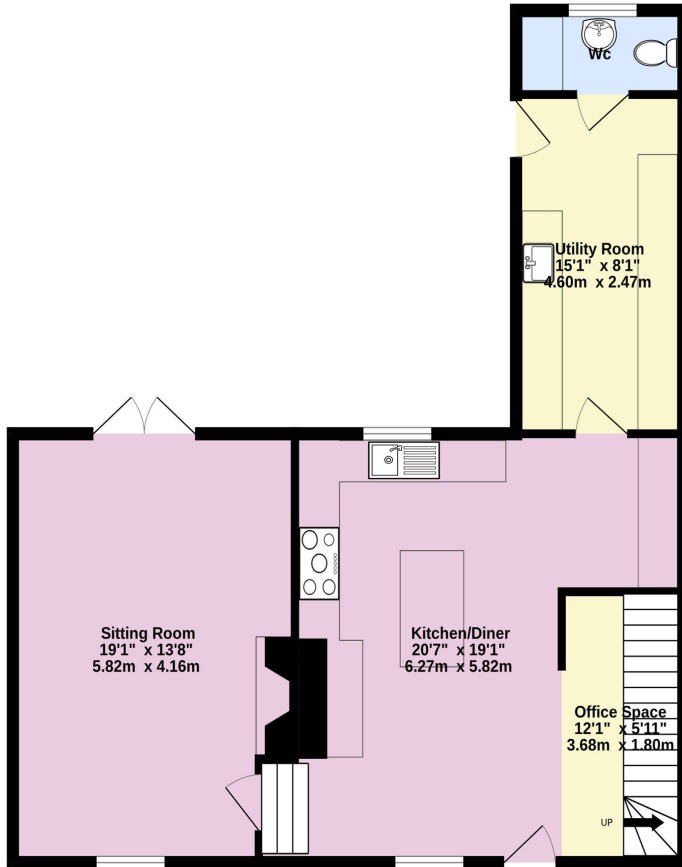
The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be easily reached with beaches at Fraisthorpe, Filey and Skipsea. Numerous golf courses are within easy reach.

Beverley is a historic market town with Beverley Minster, a racecourse and a variety of high quality, independent and national retailers.

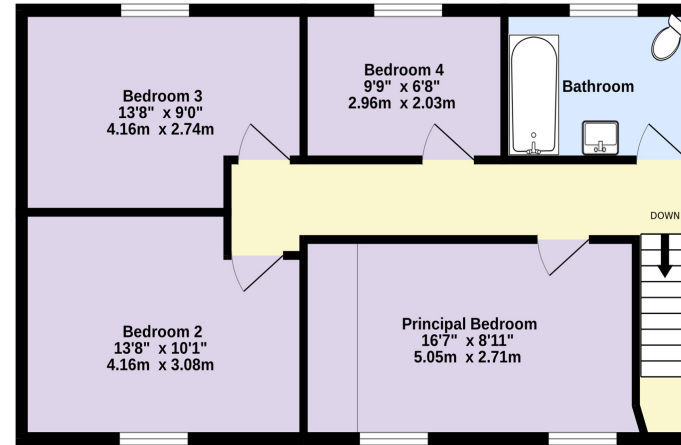
The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.



GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1377 sq.ft. (127.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE CONTACT THE POCKLINGTON OFFICE - 01759 779025 - 70 MARKET STREET, POCKLINGTON, YORK YO41 2AB

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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