



Adam Hymas

BESPOKE PROPERTY

AGENCY



● Brooklands House, 52a Main Street, Wetwang, Driffield, Yorkshire, YO25 9XJ ●

Property Description

Brooklands House is a 2,500-square-foot detached five-bedroom family home in Wetwang. Finished to high standards throughout, the property offers light-filled, spacious accommodation.

The journey begins with a well-lit, open entrance hall that leads into the cosy family lounge.

The heart of the home is the stunning bespoke kitchen, which features a separate pantry, a large silestone-topped kitchen island, high-specification integrated appliances, and a log burner stove.

The ground floor is completed by a separate dining room, a utility room, and a downstairs cloakroom.

On the first floor, there are four generously sized double bedrooms, two of which are fitted with en-suites. The main family bathroom boasts a separate bath and shower cubicle and is tiled from floor to ceiling, offering a high-quality finish.

The second floor is home to the master bedroom, a spacious room with stunning views over the local farmland. This room includes fitted wardrobes and an en-suite featuring a free standing bath.

The house sits on a generously proportioned plot with a private gated driveway providing off-street parking for multiple vehicles, leading to the detached double garages. The double garage benefits from a car inspection pit and has the power capacity to fit an EV charger.

The rear garden is low-maintenance, primarily laid to a mature lawn, with a raised decking area ideal for enjoying BBQs during the summer months.

The village of Wetwang is ideally located for access to the market towns of Driffield and Beverley and offers excellent road links to the city of York. This truly is an outstanding home that must be viewed to be fully appreciated.

Call Bespoke Property Agency today to arrange a viewing!



Five double-bedroom detached home

Three bedrooms with private en-suites

High specification finishing

Low maintenance rear garden

Rural village location



Location

Brooklands House,, 52a Main Street, Wetwang,
Driffield, Yorkshire, YO25 9XJ

Wetwang is a Yorkshire Wolds village and civil parish in the East Riding of Yorkshire, England, 6 miles (10 kilometres) west of Driffield on the A166 road.



TEL: 01653 524181

WHATSAPP: 07470061481

EMAIL: Enquiries@bespokepropertyagency.co.uk

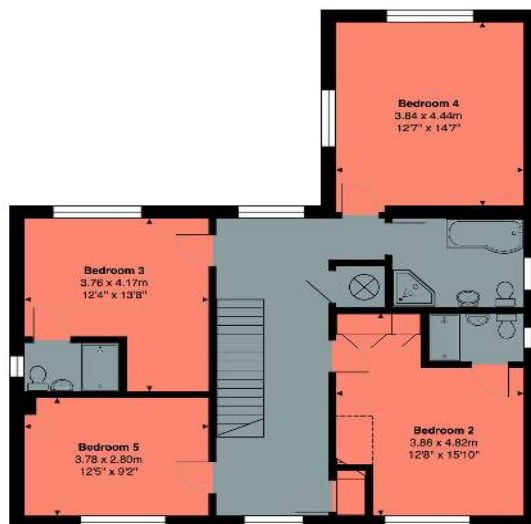


Gross Internal Area: 233.0 m² ... 2508 ft² (excluding double garage)

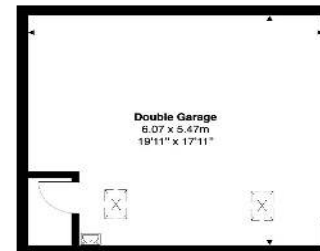
All measurements are approximated for display purposes only and should be independently verified
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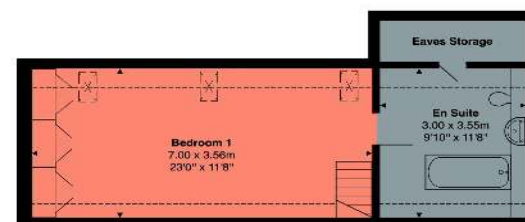
Ground Floor
Gross Internal Area: 102.7 m² ... 1106 ft²



First Floor
Gross Internal Area: 90.7 m² ... 976 ft²



Garage
Gross Internal Area: 33.2 m² ... 357 ft²



Second Floor
Gross Internal Area: 39.6 m² ... 427 ft²

Entrance Porch
Tiled floor entrance, door to front aspect, window to front aspect, radiator

Entrance Hall
Karndean LVT flooring, radiator

Cloakroom
Wash hand basin, W/C, tiled flooring, extractor fan.

Lounge
3.90 x 4.95 m
Bay window to front aspect, carpet flooring, Tv point, radiator.

Dining Room
4.52 x 3.83 m
Window to side aspect, carpet flooring, french doors to rear garden, radiator.

Kitchen
7.07 x 3.76 m
Separate pantry with automatic lighting, spotlighting throughout, 30mm silestone kitchen unit worktops, sink drainer cut into the silestone worktops, karndean LVT flooring, log burner stove, oak mantle feature above the log burner, bespoke wall and base kitchen units, integrated full-length fridge and freezer, pyrolytic self-clean oven & microwave oven, extractor hood, 5 ring gas hob, bay window to front aspect, Tv point.

Kitchen Island with 30mm silestone worktops, an array of base units and an integrated wine fridge.

Utility Room
1.93 x 3.16 m
Plumbing for washing machine, sink drainer, window to side aspect, tiled flooring, wall and base units, oil boiler, space for tumble dryer, phone point in

Landing
Window to front and rear aspect, carpet flooring, airing cupboard housing cylinder tank, two radiators one to the rear aspect and another to the front aspect.

Bedroom One (Second floor)
3.56 x 7.00 m
Master bedroom, x3 skylights to rear, fitted wardrobes, radiator, carpet flooring, spotlighting, en-suite bathroom, stunning views over the local farm fields, air conditioning unit, tv point

En-suite (Bedroom One)
Spacious en-suite bathroom, bath, w/c, wash hand basin, extractor fan, bath, storage space in the roof eaves, potential and space to add a shower.

Bedroom Two
3.86 x 4.82 m
Window to front aspect, radiator, carpet flooring, double in size, fitted wardrobes, en-suite bathroom, tv point

En-suite (Bedroom Two)
Spotlighting, window-to-side aspect, shower cubicle, wash hand basin, W/C, extractor fan, tiled walls and floors, radiator

Bedroom Three
3.76 x 4.17 m
Double room size, radiator, window to rear aspect, carpet flooring, en-suite bathroom, air conditioning unit, tv point

Bedroom Four
3.84 x 4.44 m
Double room size, window to side and rear aspect, radiator, carpet flooring, air-conditioning unit, tv point

Bedroom Five
3.78 x 2.80 m
Double room size, radiator, window to front aspect, carpet flooring, tv point, telephone port.

En-suite (Bedroom Five)
Shower cubicle, wash hand basin, W/C, window to side aspect, extractor fan, tiled walls and floors.

Family Bathroom
Separate shower cubicle, bath, radiator, tiled walls and floors, spotlighting, wash hand basin, W/C, window to side aspect.

Sun room / Conservatory
Radiator, window to side and rear aspects, door to side aspect, sliding door to front aspect leading into the main property, karndean LTV flooring.

Rear Garden
Low maintenance rear garden, grass lawn, raised decking, covered seating area, enclosed fencing to sides and rear, lockable secure garden shed, oil tank, external power sockets, secured in the garden shed, gated access to the property's driveway and garage.

Garage & Parking
Power and light, up and over door, boarded roof truss for additional storage space, car inspection pit, separate fuse box with enough draw to fit an internal EV car charger, internal water outlet and waste.

Long private gated driveway leading to the double garages at the rear, additional car parking space enough to park multiple cars securely.





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