









"The floral display from the wisteria is simply amazing."

Deveron House, a light-filled family home, is tucked away at the head of this cul-de-sac. Presented to an exceptional standard throughout, you can enjoy privacy and seclusion from the rest of the world. The securely enclosed paddocks measure three-quarters of an acre and the two stables and tack room are an excellent addition.

The manicured front gardens are walled in an attractive curve, adorned by the bountiful blooms of the climbing wisteria.

Iron gates open remotely to the parking and double garage.

GRAND RECEPTION

The bright, spacious hallway is a welcoming introduction to this beautiful home. The engineered oak flooring feels lovely to walk on barefoot, and coupled with the oak internal door and the rising staircase create a natural palette of materials.



Glazed double doors lead from the hallway into the spacious living room which has windows on three sides offering a panoramic view of the gardens. An open fire provides a natural and warm focal point to the room, and a charcoal grey herringbone floor gives the space a sleek modern look. The large window and door at the rear of the room provide direct access to the gardens









A CHEF'S KITCHEN

Double doors lead from the living room into the open-plan dining area and kitchen, with plenty of room for a dining table to seat the whole family and bi-fold doors that open fully, creating a seamless connection with the gardens and the porcelain patio area that provides a great spot for all fresco dining. This is an immensely social home and is fantastic for hosting parties.

The window looks out onto the gardens at the rear of the house, where the planted herb garden is at your fingertips. Modern units, in Champagne and Latte colour scheme are topped with Encore worktops with matching upstands, and are fitted around the perimeter of the kitchen area with a central island. Designed with the chef of the family in mind, care and attention have gone into every detail. The AEG induction hob is located on the island and acts like a professional pass when serving plates, so you can view the garden while you cook.



An eye-level AEG steam baking oven and combi-grill microwave oven are integrated and the long run of work surface sits over the integrated fridge, freezer and dishwasher plus space for a 48 bottle wine fridge.

A utility room, with a door that leads out to the side of the driveway, is fitted with units to match the kitchen, with space for a washing machine and tumble dryer.

Perfect for kicking off muddy boots after walking the dogs or seeing to the horses





PRACTICAL & VERSATILE SPACES

Tucked just off the hallway, a study, snug and WC add flexibilit to everyday life, each thoughtfully positioned away from the main living areas.

The study offers a quiet place to focus, well suited to working from home or taking calls, with views across the front garden lending a calm backdrop to the day.

The snug provides a relaxed second sitting room, ideal for readin unwinding or easily adapted as a playroom for the children.

Completing this part of the home is a striking downstairs WC Unexpected in both design and finish, it features a black WC and wash basin set against black marble-effect tiling, creating space that feels confidently styled and memorable.











THE PRINCIPAL SUITE

As you reach the first floor, you are greeted by an open landing area with doors leading to the four large bedrooms.

The principal suite has a neutral stone colour scheme, and two large built-in wardrobes create a dressing area. Windows overlooking the front garden allow natural light to pour in, a lovely way to wake in the morning to the sunlight.

Floor-mounted inset lighting automatically turns on as you enter the en-suite, which has an enormous double shower with a glass screen. There is a WC and the wash hand basin sits atop a vanity unit.







REST & REFRESH

Each of the three remaining double bedrooms have a unique nterior design and two windows filling them with natural light. The second bedroom has an en suite shower room, making it a great guest or older child's room and views of the rear garden. Sharing the same views, the third bedroom has spacious built-n, double wardrobes and is painted in the calming colour of Skimming Stone by Farrow and Ball. And the fourth and final pedroom is painted in a sophisticated deep green with views over the front garden.

Indulge in the ultimate relaxation in the family bathroom, where a roll-top bath invites you to sink into a sea of bubbles and soak away your troubles. The WC and washbasin are set against half-tiled walls, and the separate shower cubicle for convenience.















OUTSIDE

At the rear of the home is a secluded landscaped garden with a porcelain patio. The herb garden is ready to snip whichever herbs your recipe calls for. The flowerbeds are planted in such a way as to ensure colourful blooms throughout the year. Delphiniums and lupins rise tall to give a floral scent on the summer breeze, as well as roses, established shrubs and a fabulous copper-glow prunus. At dusk, the automatic garden lights create a magical space to while away the evening.

"The gardens are full of beautiful butterflies, bees, birds and an occasional visit from the resident hedgehogs."





"Having the horses at home is wonderful; we love having them as neighbours and seeing them from the house throughout the day."

Alongside the paddock is a decked area, perfectly positioned to enjoy the last of the day's sun and perhaps a G&T or two. This garden is planted with brightly coloured flowers and hydrangeas and there is a pebbled 'seaside' garden with grasses. As the day moves to dusk, the owls in nearby trees call out to each other, oblivious to you as their audience.

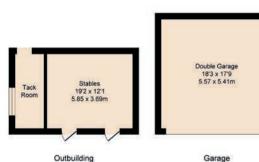
The paddocks measure approximately three-quarters of an acre and are sectioned off into two separate fields. The garage, a double with an electric double door, power and ight, adjoins the stable block, which has two stables and a tack room. There is power and running water, making the care of your horses a doddle.





Total Approx. Floor Area 2825 Sq.ft. (262.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

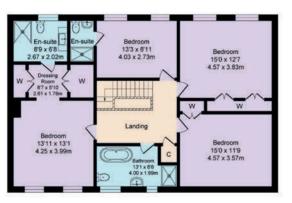


Approx. Floor Area 231 Sq.Ft (21.5 Sq.M.) Approx. Floor Area 324 Sq.Ft

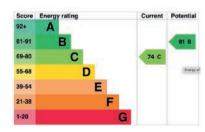
(30.1 Sq.M.)



Ground Floor Approx. Floor Area 1135 Sq.Ft (105.4 Sq.M.)



First Floor Approx. Floor Area 1135 Sq.Ft (105.4 Sq.M.)



FINER DETAILS

- 4 double bedrooms
- 3 bathrooms inc 2 en-suite
- 2 reception rooms plus dining kitchen
- 2 stables & tack room
- 2 paddocks set within I acre of land

- Rural village location
- Double garage
- Close to Driffield, Pocklington And York
- Oil central heating
- Mains drainage

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK: Fridaythorpe Petrol Station (5 min walk)



CHEMIST: Tesco Pharmacy in Driffield (15 min drive)



WALK: Spectacular walks on our doorstep along the Wolds way



Driffield Health Hub & Raw Fitness are both a 5 min drive



Manor Inn (5 min walk); Wolds Inn (6 min drive)



PLACES TO EAT: The Manor Inn (5 min walk); The Stone Trough (20 min drive)



TAKEAWAYS: Deep Blue fish & chips (5 min drive); Jack's Chinese (15 min drive)



POI:

York is 30 mins away; the East Coast is 30 mins away; Wolds Way national walk



LOCAL SCHOOLS:

Primary - Wetwang C of E (5 min drive); Sledmere C of E (10 min drive, Secondary - Woldgate School & Sixth form College (15 min drive); or Norton College (20 min drive)



PUBLIC TRANSPORT: Bus: One bus per day on Tuesdays & Thursdays - Driffield to Sledmere circular



Deveron House, 24 Mere Grange, Fridaythorpe YO25 9TA

presented by



/// WHAT3WORDS: snows.pursuing.truckload

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