



BRIDGE HOUSE
WATTON, DRIFFIELD, EAST YORKSHIRE, YO25 9AH

CUNDALLS
EST 1860



BRIDGE HOUSE

WATTON
DRIFFIELD
EAST YORKSHIRE

Driffield 7 miles, Beverley 9 miles, Hull 17 miles, Malton 23 miles, York 30 miles (All distances approximate)

A SUPERB MODERN COUNTRY HOUSE WITH EQUESTRIAN FACILITIES

“Bridge House is a first class modern family home in lovely mature gardens and ground together with land and stables, situated in a quiet rural position between Driffield and Beverley

- **House:** A superb modern family home which was constructed in 2007 and provides around 4,180sq.ft of spacious living accommodation. The property comprises: Entrance Hall, Cloakroom, Study, Living Room, Dining Room, Garden Room, Sitting Room, Farmhouse Kitchen with Dining Area & Snug, Utility with W.C. To the first floor is a Master Bedroom with Dressing Room and En-suite, Bedroom with En-suite, Four further Bedrooms & Bathroom. Externally the house has lovely mature landscaped gardens and grounds to all sides, with garage/workshop.
- **Equestrian Facilities:** The property has good quality equestrian facilities including stable block with 4 loose boxes, tack room, stores, large yard area, muck store and a floodlit sand arena. There is immediate access to post and rail grazing paddocks
- **Land and Buildings:** In all approximately 7.19 acres, comprising grazing and mowing land. There is a range of buildings providing stabling and storage.

FOR SALE BY PRIVATE TREATY AS A WHOLE

GUIDE PRICE: £1,250,000

DESCRIPTION

Bridge House is a first class modern country house with equestrian facilities situated in a peaceful rural location between Drifffield and Beverley. The property includes a 6 bedroom house in lovely, landscaped gardens, garage/workshops, stables, sand arena and grazing paddocks in all amounting to around 7.19 acres.

The residential accommodation at the property is situated in a modern house designed and created to a very high specification in 2007 and providing extremely spacious family accommodation of around 4,100 sq.ft, providing 4/5 reception rooms and 6 bedrooms.

The property provides well-proportioned accommodation, which is light and spacious with top quality fixtures and fittings. There is a large entrance hall with oak staircase and galleried landing above with the accommodation flowing off. There is a large living room with double aspect and French doors into the garden, and access into the garden room and dining room with French doors to the rear. There is a useful snug and separate sitting room. The house has a lovely L shaped kitchen with snug and dining area and benefits from a superb bespoke handmade kitchen with marble worktop and integrated appliances, including oil fired AGA. There is a useful rear entrance into a utility room with cloakroom/WC. To the first floor is a large galleried landing with views over the open countryside. There is an impressive master bedroom with dressing room and en-suite bathroom. There is a further bedroom with en-suite plus four further bedrooms and family bathroom.

To the front of the property there is a brick pillared entrance leading onto a gravelled driveway with a turning circle. There are two further entrances to the rear, one providing access to the rear of the house and workshop and one which can be used as a designated access to the stable and land.

The property also has the benefit of excellent equestrian facilities being situated within 7.19 acres, which includes grazing paddocks and mowing land together with stables, stores and tack rooms and a 36m x 24m floodlit sand arena.

LOCATION

The property is situated in a rural position in open countryside around 1 mile to the east of the A164 which links Drifffield and Beverley and the nature reserve of Tophill Low is situated within 2 miles and provides a good place for walking.

The market town of Drifffield is only 6 miles distant and provides a wide range of services and amenities including schools, supermarkets, shops, public houses, restaurants, train station, sporting and recreational activities.

The minster City of Beverley lies 8 miles away. Beverley provides a superb range of amenities with it's picturesque Minster and renowned racecourse and is a popular county town and has a large range of amenities.

Hull City is within 17 miles and the historic City of York is situated approximately 30 miles away with mainline trains available to Kings Cross, London within 2 hours.



HOUSE

An attractive modern country house providing spacious 6 bedroom accommodation as follows:



ENTRANCE HALL

6.75m x 3.69m into recess (22'2" x 12'1" into recess)

Oak staircase leading to the first floor accommodation, four wall light points, coving to ceiling, television point and radiator, oak floor.

KITCHEN

7.50m x 5.06m and 5.12m x 3.78m

L Shaped kitchen with dining area and snug including multi-fuel stove, television point, recessed ceiling spotlights and two modern radiators. Bespoke joiner made kitchen with handmade wooden wall and base units with marble worksurfaces, double Belfast sink, central island with wash hand basin, part tiled walls, tiled flooring, coving to ceiling and integrated appliances which include fridge, dishwasher, oil fired Aga with electric oven and gas hob. Bay window to the front elevation complete with window seat.

UTILITY ROOM

4.17m x 2.87m (13'8" x 9'5")

Rear entrance. Tiled flooring, access to loft storage space, coving to ceiling, fitted cupboard housing oil boiler and a radiator. Fitted with base units, space for fridge/freezer, Belfast sink, plumbed for washing machine and space for dryer.

CLOAKROOM

1.64m x 1.40m (5'5" x 4'7")

Two piece white suite comprising:- low level WC and wash hand basin.

LIVING ROOM

9.18m x 4.90m excluding recess (30'1" x 16'1" excluding recess)

Double aspect room with French doors leading into the garden. Multi-fuel Stovax burner set in limestone surround and hearth, three wall light points, two television points and two radiators.

GARDEN ROOM

3.58m x 3.39m (11'9" x 11'1")

Light room with double aspect windows to the rear and side elevations, tiled flooring, coving to ceiling, two wall light points and a radiator.

DINING ROOM

5.66m x 4.27m (18'7" x 14'0")

French doors to the rear, coving to ceiling, gas fire set in limestone surround and a radiator.

SITTING ROOM

4.19m into bay x 3.84m (13'9" into bay x 12'7")

Bay window to the front elevation, coving to ceiling and a radiator.

STUDY

2.75m x 2.39m (9'0" x 7'10")

Useful office/study, coving to ceiling, recessed ceiling spotlights and a radiator.

CLOAKROOM / WC

2.76m x 1.22m (9'1" x 4'0")

Tile effect flooring, coving to ceiling and a double radiator. Two piece white suite comprising:- low level WC and wash hand basin.

FIRST FLOOR

LANDING

Galleried landing with superb views over open countryside, solid oak flooring, four wall light points, storage cupboard, airing cupboard housing hot water cylinder and a radiator.

MASTER BEDROOM, comprising:

Dressing Room - 4.90m x 2.81m (16'1" x 9'3") – Bespoke fitted wardrobes to one wall, fitted dressing table with mirror, coving to ceiling, fitted cupboard and a double radiator. Opening to:-

Bedroom - 4.89m x 4.81m (16'1" x 15'9") – Double aspect room overlooking several aspects of the garden, four wall light points and a radiator.

En-Suite Bathroom - 3.59m x 3.37m (11'9" x 11'1") - Four piece white suite comprising:- oval shaped bath, low level WC, wash hand basin and double shower. Part tiled walls, tiled flooring, coving to ceiling, recessed ceiling spotlights, radiator with towel rail and heated towel rail.

BEDROOM TWO

4.27m x 3.98m (14'0" x 13'1")

Double bedroom, coving to ceiling, three wall light points and double radiator.
En-suite with three piece white suite comprising:- step in shower, low level WC and wash hand basin, Velux window, vinyl flooring, extractor fan, part tiled walls and heated towel rail.

BEDROOM SIX

3.70m into recess x 2.94m (12'2" into recess x 9'8")

Double bedroom to ceiling and a double radiator.

HALL:

Hallway leading to three further bedrooms and family bathroom

BEDROOM THREE

4.40m plus wardrobes x 3.63m (14'5" plus wardrobes x 11'11")

Double bedroom, recessed ceiling spotlights, coving to ceiling, fitted wardrobes to one wall and a double radiator.

BEDROOM FOUR

5.90m x 3.76m (19'4" x 12'4")

Double bedroom with double aspect, coving to ceiling, recessed ceiling spotlights, fitted wardrobe, wash hand basin and double radiator.

BEDROOM FIVE

3.86m x 3.59m (12'8" x 11'9")

Double bedroom, telephone point, coving to ceiling, recessed ceiling spotlights, and a double radiator.

FAMILY BATHROOM

3.03m x 2.58m (9'11" x 8'6")

Four piece white suite comprising:- corner shower cubicle, bath, low level WC and wash hand basin. vinyl flooring, part tiled walls, recessed ceiling spotlights and a heated towel rail.

OUTSIDE / GARDENS AND GROUNDS

Bridge House is situated in lovely private gardens and grounds. The gardens are south facing and comprise large lawns with patio areas bordered by mature trees, shrubs and herbaceous borders, together with a decking area and pond.

To the front of the property is a brick pillared gated entrance leading onto a gravelled drive with turning circle. There are two further access points to the rear leading onto a brick set paved parking area and access to a large three bay garage/workshop comprising as follows:

TRIPLE GARAGE / WORKSHOP

8.18m x 5.75m plus 5.75m x 1.98m

Three bay rendered block and pitched slate roof garage with three x electric roller shutter doors with large open plan workshop/garage area and side personal door leading to storeroom.



LAND AND BUILDINGS

In all, the property amounts to around 7.19 acres of which around 5 acres is grazing land, comprising well fenced grazing / mowing paddocks.

The land is flat and has been under drained in the past and provides good grazing. There is a slightly separate parcel of grassland situated across the road from the paddock amounting to 0.77 acres and including a wildlife pond area.

The land also borders Watton Beck and provides conservation and wildlife habitat.

Situated with a separate private access to the east of the house is a range of good quality, stable and storage buildings situated in a large concrete yard area with immediate access onto the outdoor sand arena and post and rail grazing paddocks.

The buildings benefit from electric and water supplies and comprise as follows:

STABLE RANGE

A modern stable block constructed by The Stable Company, constructed of a timber frame providing 3 stables, foaling stable and tack room.

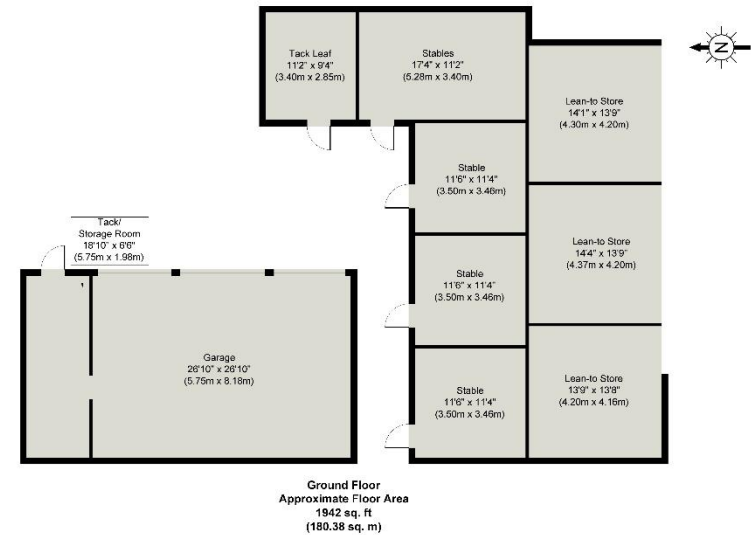
TIMBER LEAN-TO STORE

To the rear of the stables is a timber framed lean-to providing three useful storage areas.

SAND ARENA

36m x 24m

A floodlit sand arena bordered by post and rail fencing.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME / ENVIRONMENTAL SCHEMES

The land is not registered for the RPA BPS scheme and no entitlements will be transferred with the sale of the property. The property is not within any environmental schemes.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. No footpaths cross the land.

SPORTING, TIMBER & MINERAL RIGHTS

It is assumed that sporting, mineral and timber are in hand and included in the sale.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary walls, fences and hedges.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. The agent reserves the right to conclude negotiations by any other means at their discretion. Interested parties should inform the agents of their interest on 01653 697 820 or if you have specific queries, please contact either Tom Watson FRICS or Judith Simpson. email: tom.watson@cundalls.co.uk / Judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains electric. Borehole water. Private Klargestor drainage. Wood pellet boiler and Oil central heating. Superfast Broadband.

Council Tax: Band G

Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.

Viewing: Strictly by appointment with the agent's office in Malton, 01653 697820

Postcode: YO25 9AH

EPC: C72

Guide Price: £1,250,000

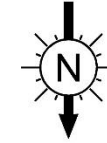
Details and photographs prepared June 2024

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.







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