



**THE OLD VICARAGE
ULROME, NEAR DRIFFIELD**

Cundalls



THE OLD VICARAGE ULROME DRIFFIELD, EAST YORKSHIRE

Bridlington 7 miles, Driffield 13 miles, Beverley 18 miles, York 40 miles
Distances Approximate

A SUBSTANTIAL FORMER VICARAGE OFFERING BEAUTIFULLY APPOINTED ACCOMMODATION SET WITHIN EXTENSIVE GARDENS OF OVER 1 ACRE, TOGETHER WITH A SELF-CONTAINED DETACHED COTTAGE & ADJOINING GRASS Paddock, LESS THAN 1 MILE FROM THE COAST. IN ALL APPROXIMATELY 5.1 ACRES.

THE OLD VICARAGE: ENTRANCE HALL – SITTING ROOM – LIVING ROOM – DINING ROOM – GARDEN ROOM – DINING KITCHEN
GUEST CLOAKROOM – UTILITY ROOM – OFFICE – GUEST BEDROOM SUITE
FIRST FLOOR LANDING – MASTER BEDROOM – EN-SUITE SHOWER ROOM
THREE FURTHER DOUBLE BEDROOMS (ONE WITH EN-SUITE SHOWER ROOM) – HOUSE BATHROOM – CLOAKROOM

THE COACH HOUSE: PORCH – OPEN-PLAN DINING/KITCHEN/LIVING SPACE – FIRST FLOOR LANDING – DOUBLE BEDROOM – SHOWER ROOM

GARDENS, GROUNDS & LAND: EXTENSIVE & WELL-ESTABLISHED GARDENS OF AROUND 1.15 ACRES – AMPLE PARKING
ADJOINING GRASS Paddock AMOUNTING TO JUST OVER 4 ACRES

FOR SALE AS A WHOLE OR IN TWO LOTS

DESCRIPTION

Built in 1864, this substantial former vicarage bears all the typical hallmarks of Victorian architecture and sits within a mature plot of more than 1 acre, which includes a self-contained two-storey cottage and with 4 acres of grazing land adjoining to the south.

Constructed of attractive brick elevations beneath a steeply pitched slate roof, the main house offers ideal family accommodation on a grand scale. The overall accommodation totals almost 3,200sq.ft with all rooms being well-proportioned, and flooded with natural light. Over the last 10 years or so, the property has been tastefully modernised and updated to create an extremely appealing home with numerous original features.

The accommodation is arranged over two floors and briefly comprises: porch, spacious entrance hall with double-sided stove and an elegant return staircase, sitting room, living room, dining room, garden room, guest cloakroom, dining kitchen, utility room, office and a ground floor guest bedroom suite. Upstairs there are four further double bedrooms, two of which have en-suite shower rooms, a house bathroom and additional cloakroom. There is uPvc double-glazing throughout, most of which are sash, and central heating is provided by a wood pellet boiler.

Adjacent to The Old Vicarage is a separate detached cottage, converted some years ago from the original coach house. This has been successfully run as a lucrative holiday let with annual turnover of around £13k and will no doubt hold appeal to those looking to derive an income stream from their home. There are no planning restrictions limiting its use to letting, and as such the property could be permanently occupied by relatives, or indeed sold off. It is worth noting that planning consent has recently been obtained to extend the property, with an 8m x 3m kitchen extension to the rear, and an en-suite bedroom to one side. Currently its accommodation amounts to 625sq.ft, and the property enjoys a pleasant outlook across the garden. It benefits from uPvc double-glazing throughout, and LPG central heating. In brief it comprises porch, open-plan dining/kitchen/living space with stairs up to a first-floor landing, double bedroom and shower room.

The whole property stands in superb gardens of more than 1 acre, featuring swathes of well manicured lawn, shrub borders, a pond, flagged terraces and mature hardwoods. There is ample room to park on the gravelled carriage driveway, which cuts through the front garden and leads past the front of the house. Of particular benefit is a four-acre grass paddock, which adjoins the garden to the south, making it an ideal proposition for anyone with equestrian or smallholding interests, and has independent access onto the main village street.

LOCATION

Ulrome is a small village set within East Yorkshire countryside and within 1 mile of the beach. The village benefits from a twelfth century Church and is located within easy reach of good local facilities in the nearby towns of Hornsea, Bridlington, Driffild and Beverley (6.5, 7, 13 and 18 miles respectively). The Old Vicarage is positioned in the centre of Ulrome, just by the village green.

LOTTING

The property is offered for sale as a whole or in two lots, which are outlined below:

The Whole:

The Old Vicarage, The Old Coach House, Gardens, Grounds & 4 Acre Paddock.
Areas outlined in green and shaded blue and red on the site plan. Guide Price £950,000.

Lot One:

The Old Vicarage, The Old Coach House, Gardens & Grounds (approx. 1.15 acres).
Areas outlined in green and shaded blue on the site plan. Guide Price: £895,000.

Lot Two:

The Old Vicarage, Gardens & Grounds (approx. 1 acre).
Outlined in green on the site plan. Guide Price £750,000.

GENERAL INFORMATION

Services:	Mains water, electricity and drainage. Central heating to Old Vicarage is provided by a wood pellet boiler. The Old Coach House has LPG central heating.
Council Tax:	The Old Vicarage: Band: F (East Riding of Yorkshire Council). The Old Coach House: The property is currently used as a holiday let and is therefore assessed for business rates (subject to small business rate relief).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO25 8TP.
EPC Ratings:	The Old Vicarage: Current: E41. Potential: D60. The Old Coach House: Current: D60. Potential: C79.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.

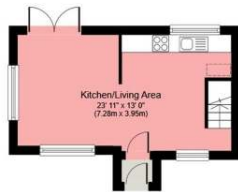




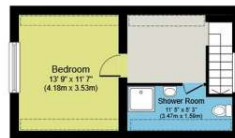
Ground Floor
Approximate Floor Area
1,978 sq. ft.
(183.8 sq. m.)



First Floor
Approximate Floor Area
1,186 sq. ft.
(110.2 sq. m.)



Cottage Ground Floor
Approximate Floor Area
315 sq. ft.
(29.3 sq. m.)



Cottage First Floor
Approximate Floor Area
310 sq. ft.
(28.8 sq. m.)



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. 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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



