



TIBTHORPE GRANGE
TIBTHORPE, DRIFFIELD, EAST YORKSHIRE

Cundalls



TIBTHORPE GRANGE TIBTHORPE DRIFFIELD, EAST YORKSHIRE

Driffield 6 miles, Beverley 15 miles, Malton 15 miles, York 25 miles
Distances Approximate

A SUPERBLY SITUATED COUNTRY RESIDENCE SET WITHIN AROUND 12.75 ACRES, CONSISTING OF A SUBSTANTIAL PRINCIPAL HOUSE, SELF-CONTAINED ANNEXE, RANGE OF OUTBUILDINGS, EXTENSIVE GROUNDS, RAILED PADDOCKS & MATURE WOODLAND.

TIBTHORPE GRANGE: PORCH – ENTRANCE HALL – SITTING ROOM – STUDY – DRAWING ROOM – KITCHEN -BREAKFAST ROOM
REAR HALL – UTILITY ROOM – GUEST CLOAKROOM
FIRST FLOOR LANDING – FOUR DOUBLE BEDROOMS (TWO WITH EN-SUITE BATHROOMS) – SHOWER ROOM

STUDIO ANNEXE: STUDIO – ENTRANCE HALL – OPEN-PLAN KITCHEN//DINING/LIVING ROOM – DOUBLE BEDROOM – SHOWER ROOM

EXTERNAL: LANDSCAPED GARDENS & GROUNDS – TENNIS COURT – SWIMMING POOL – MATURE WOODLAND – RAILED PADDOCKS
STABLES & RANGE OF FURTHER OUTBUILDINGS – AMPLE PARKING
IN ALL APPROXIMATELY 12.75 ACRES

**FOR SALE BY PRIVATE TREATY
FREEHOLD**

DESCRIPTION

Set within the rolling countryside of the Yorkshire Wolds, Tibthorpe Grange is a superbly situated country residence set within approximately 12.75 acres. The property is made up of a spacious principal house, a separate, self-contained annexe, studio, stabling, garaging and other outbuildings, landscaped gardens and grounds, swimming pool, tennis court, paddocks and mature woodland.

Tibthorpe Grange enjoys a much-admired setting, a little over a mile north of Tibthorpe village, within open countryside. It affords an excellent level of privacy, its perimeter featuring mature mixed woodland, adding greatly to its overall feel and outlook.

A substantial, double height barn has been amalgamated into the original farmhouse some years ago, within which there is a huge drawing room with exposed roof trusses and partially exposed brickwork. This sits nicely alongside the more traditional proportions of the original house and overall provides a wonderful family home of more than 3,100sq.ft, all with a splendid outlook. The accommodation includes three reception rooms, farmhouse kitchen with breakfast room, a utility room, guest cloakroom and front and rear entrance halls. To the first floor there are a total of four bedrooms, two with en-suite bathrooms and a further shower room.

A self-contained one-bedroom annexe is positioned across the courtyard and provides an eminently useful addition, either for dependent relatives, guests, or staff; it would also make an ideal holiday let. Its layout has been configured with disabled access in mind, and the open-plan kitchen/living space benefits from a set of bi-folding doors which reveal a view onto the tennis court and paddock land beyond. An adjoining studio offers scope to expand the annexe accommodation, should the need arise.

Approached via a sweeping driveway and set within the 'lea of the land', the whole property is surprisingly sheltered and sits amidst meticulously landscaped gardens and grounds, which blend seamlessly into well-managed, mixed woodland. Beyond the gardens are a series of well-fenced paddocks, making the property an ideal proposition for anyone with keen equestrian or smallholding interests.

A range of outbuildings provide extremely useful stabling and storage, and other notable features include an outdoor swimming pool within the courtyard, a tennis court and an original well. As mentioned earlier, the whole property enjoys complete privacy and is free of public footpaths and rights of way, and as such, represents an unbeatable opportunity for a purchaser who values seclusion, yet in a readily accessible location.

LOCATION

The village of Tibthorpe is set within the rolling countryside of the Yorkshire Wolds and is located almost equidistant between the commercial centres of York and Hull. A comprehensive range of local amenities can be found in the nearby market towns of Drifffield, Beverley and Malton. The area is renowned for its network of bridleways and footpaths. Tibthorpe Grange is located just over 1 mile north of the main village, well screened by a shelterbelt of mature trees.



ACCOMMODATION

PORCH

Oak front door. Stone flagged floor. Sash windows to either side.

ENTRANCE HALL

4.18m x 3.68m (13'9" x 12'1")

Staircase to the first floor. Quarry tile floor. Exposed beams. Three wall light points. Two casement windows to the front. Radiator.



SITTING ROOM

5.59m x 4.10m (18'4" x 13'6")

Jotul log burner set within a stone surround and with oak mantel. Exposed beams. There is a cellar located beneath this room. Bow window to the front and casement window to the side. Two radiators.

STUDY

3.92m x 3.68m (12'10" x 12'1")

Feature fireplace. Fitted bookshelves to either side of the chimney breast. Exposed beams. Bow window to the front. Radiator.

REAR HALL

Quarry tile floor. Stable door to the rear.

GUEST CLOAKROOM

Low flush WC and wash basin. Tiled floor. Casement window to the rear. Radiator.

UTILITY ROOM

3.11m x 2.38m (10'3" x 7'10")

Range of units incorporating a stainless steel, single drainer sink unit. Worcester oil-fired central heating boiler. Casement window to the rear.



KITCHEN

6.19m x 4.08m (20'4" x 13'5")

Range of kitchen cabinets incorporating a four-oven, oil-fired AGA. Four ring ceramic hob. Electric double oven. Double bowl, stainless steel sink unit. Dishwasher point. Stone flagged floor. Exposed beam. Stable door to the courtyard. Casement windows to the front and rear. Radiator.

BREAKFAST ROOM

2.76m x 2.74m (9'1" x 9'0")

Casement window to the rear. Radiator.

DRAWING ROOM

11.63m x 6.21m (38'2" x 20'4")

Double height space with exposed roof trusses. Open fire within an exposed brick chimney breast. Stripped floorboards. Three wall light points. Stable door to the rear. French doors and full-length casement window to the front and high-level casement window to the gable end. Four radiators.



FIRST FLOOR

LANDING

Three wall light points. Radiator.

BEDROOM ONE

4.94m x 4.10m (16'2" x 13'6")

Range of fitted wardrobes. Two wall light points. Casement windows to the front and side. Two radiators.

EN-SUITE BATHROOM

Matching suite comprising corner bath, bidet, wash basin and low flush WC. Extractor fan. Loft hatch. Casement window to the rear. Heated towel rail. Radiator.

BEDROOM TWO

6.24m x 4.08m (20'6" x 13'5")

Airing cupboard housing the hot water cylinder with electric immersion heater. Casement windows to the front and rear. Radiator.

EN-SUITE BATHROOM

Matching suite comprising bath with shower over, wash basin and low flush WC. Fitted storage cupboard. Casement window to the rear. Radiator.

BEDROOM THREE

4.00m x 3.67m (13'2" x 12'0")

Casement window to the front. Radiator.

BEDROOM FOUR

3.66m x 3.04m (12'0" x 10'0")

Casement window to the front. Radiator.

SHOWER ROOM

Shower cubicle, wash basin and low flush WC. Casement window to the rear.





GARDENS & GROUNDS

Tibthorpe Grange is hidden from view and is approached via a long tarmac driveway, culminating in a gravelled parking area to the rear of the property. The house is surrounded by extensive gardens and grounds, much of which are laid to lawn, along with shrub borders which are stocked with a variety of flowering shrubs, perennials and thousands of daffodils in the spring. Around the perimeter of the holding there are woodland shelterbelts, which feature a wide variety of native hardwoods, and the ground beneath them are a carpet of snowdrops in the early months of the year, followed by bluebells in May. The house faces south, overlooking railed paddocks and a sizeable walled courtyard includes a paved terrace and outdoor swimming pool. Just beyond is a hard tennis court.



STUDIO ANNEXE

STUDIO

5.13m x 4.71m (16'10" x 15'5")

Exposed brickwork. Grant oil-fired central heating boiler.

ENTRANCE HALL

Large casement window to the front. Airing cupboard housing the hot water cylinder with electric immersion heater. Radiator.

INNER HALL

Casement window to the rear.

OPEN-PLAN DINING/KITCHEN/LIVING SPACE

6.83m x 4.40m (22'5" x 14'5")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit and integrated appliances including a four-ring ceramic hob, electric oven, dishwasher, washing machine and fridge. Large casement window to the front and bi-fold doors to the gable end, opening onto a timber deck. Stable door to the front. Two radiators.



DOUBLE BEDROOM

3.10m x 2.96m (10'2" x 9'9")

Range of fitted wardrobes. Large casement window to the front. Radiator.

SHOWER ROOM

Shower cubicle, wash basin and low flush WC. Casement window to the rear. Radiator.



OUTBUILDINGS

TACK ROOM

4.55m x 3.67m (14'11" x 12'1")

Stable door and casement window onto the courtyard. Connecting door to the adjoining stables.

STABLES

Three interconnecting loose boxes, two measuring 4.59m x 2.41m (15'1" x 7'11") and one measuring 4.59m x 2.58m (15'1" x 8'6")

GARAGE

4.77m x 3.08m (15'8" x 10'1")

CAR PORT / GARDEN STORE

7.94m x 5.90m (max) (26'1" x 19'4")

CAR PORT

4.75m x 3.09m (15'7" x 10'2")

THE LAND

The grazing land is divided into three main paddocks, enclosed by good quality post and rail fencing, presenting an ideal opportunity for anyone with equestrian or smallholding interests, and are screened from the road by shelterbelt woodland. In total the paddocks extend to approximately 7 acres. The total site area amounts to approximately 12.75 acres.

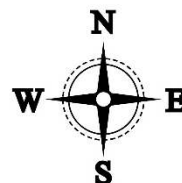
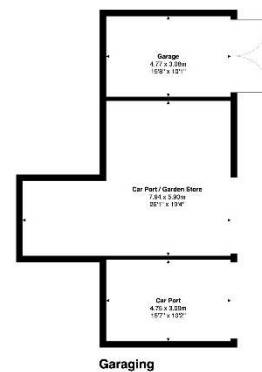
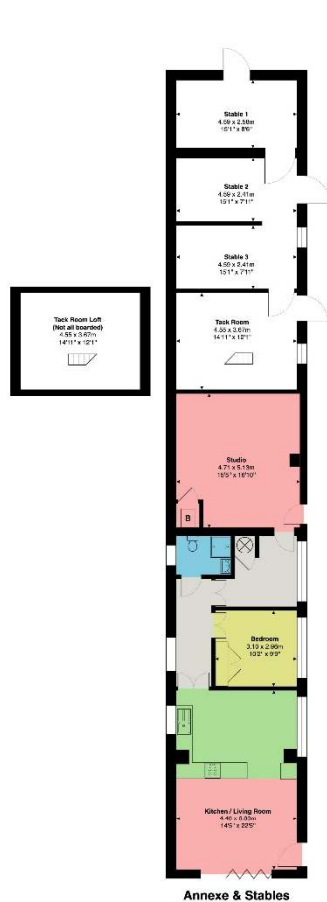


GENERAL INFORMATION

- Services: Mains water and electricity. Septic tank drainage.
Oil-fired central heating.
- Council Tax: Band: H (East Riding of Yorkshire Council).
- Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.
- Post Code: YO25 9LG.
- EPC Ratings: Main House: Current: F29. Potential: C78.
Studio Annexe: Current: E49. Potential: A113.
- Viewing: Strictly by prior appointment through the Agent’s office in Malton.



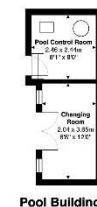
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Gross Internal Areas

House:	292.6m ² ... 3,149ft ²
Annexe:	83.9m ² ... 903ft ²
Stables:	54m ² ... 581ft ² (not including loft)
Outbuildings:	102.4m ² ... 1,103ft ²
Total:	533.6m ² ... 5,744ft ²

All measurements are approximated for display purposes only and should be independently verified
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