



**CORNER HOUSE FARM
BURDALE LANE, FIMBER**

Cundalls



CORNER HOUSE FARM BURDALE LANE, FIMBER DRIFFIELD, EAST YORKSHIRE

Driffield 9 miles, Malton 10 miles, Pocklington 10 miles, York 20 miles
Distances Approximate

**A SUPERBLY RENOVATED FORMER FARMHOUSE PROVIDING SPACIOUS & IMMENSELY VERSATILE
SIX-BEDROOM ACCOMMODATION & STANDING IN ATTRACTIVELY LANDSCAPED GROUNDS OF
OVER HALF AN ACRE WITHIN THIS PEACEFUL YORKSHIRE WOLDS VILLAGE.**

ENTRANCE HALL – GUEST CLOAKROOM – FAMILY ROOM – SITTING ROOM – INNER HALL – SNUG
KITCHEN – DINING ROOM – UTILITY ROOM – PANTRY – BEDROOM SIX
FIRST FLOOR LANDING – MASTER BEDROOM – EN-SUITE SHOWER ROOM – BEDROOM TWO – EN-SUITE SHOWER ROOM
THREE FURTHER BEDROOMS – HOUSE BATHROOM

OIL-FIRED CENTRAL HEATING – MAJORITY DOUBLE-GLAZING – SOLAR PANELS

EXTENSIVE GARDENS & GROUNDS – AMPLE PARKING – RANGE OF BRICK OUTHouses & MOWER SHED
IN ALL APPROXIMATELY 0.57 ACRES

GUIDE PRICE £760,000

Corner House Farm is a hugely appealing period property which offers incredibly spacious and beautifully appointed accommodation of more than 2,800sq.ft, set within beautiful gardens.

The earliest portion of the property dates from the late Eighteenth century and was further enlarged by converting an attached two-storey barn, more than doubling the living space. The whole property exudes a huge amount of charm and character, whilst its versatile layout offers a huge amount of flexibility, including for those who are searching for a home with multi-generational opportunities.

Almost every room enjoys a south-facing aspect, overlooking extremely pretty gardens and in brief, the accommodation comprises porch, entrance hall, guest cloakroom, family room, sitting room, inner hall, snug, kitchen opening onto a glazed dining room, a utility room, pantry and ground floor bedroom (or study). Upstairs, a split-level landing gives access to five bedrooms (two of which have en-suite shower rooms) and a house bathroom.

The house benefits from oil-fired central heating, the majority of windows are double-glazed, and are for the most part, Yorkshire sliding sashes. Solar panels have been incorporated into a portion of the roof, adding to the property's overall energy efficiency by providing domestic hot water.

The gardens are a particular feature of Corner House Farm. They enjoy an excellent level of privacy and have been beautifully landscaped. The front garden has been divided using a series of intricate pathways, dwarf walls and box hedging, featuring paved seating areas, well-stocked shrub borders, lawn, a small pond, and flanked to one side by a range of brick outhouses. Beyond here there are further areas of lawn, a productive fruit orchard. A gravelled parking area allows for ample room to park and there is space to construct garaging, subject to the usual consents.

Fimber is a small, rural village set within the rolling countryside of the Yorkshire Wolds. The main portion of the village is set around a broad village green with a pond, known as The Mere. It is close to the estate village of Sledmere, and good local facilities can be found in Driffield (9 miles), Malton (12 miles) and York (20 miles).

ACCOMMODATION

OPEN-FRONTED PORCH

Quarry tile floor. Half-glazed front door opening into:

ENTRANCE HALL

Terracotta tile floor. Yorkshire sliding sash window to the front. Radiator.

GUEST CLOAKROOM

1.38m x 1.27m (4'6" x 4'2")

Low flush WC and wash basin. Terracotta tile floor. Casement window to the front. Radiator.

FAMILY ROOM

3.66m x 3.57m (12'0" x 11'9")

Television point. Yorkshire sliding sash window to the rear. Radiator.

SITTING ROOM

5.21m x 4.77m (17'1" x 15'8")

Cast iron wood burning stove set on a brick hearth, with oak surround. Exposed beam. Television point. French doors opening onto the garden, and Yorkshire sliding sash window to the rear. Radiator.



INNER HALL

Staircase to the first floor. Radiator.

SNUG

3.83m x 3.80m (12'7" x 12'6")

Cast iron wood burning stove set on a quarry tile hearth with wood surround. Television point. Yorkshire sliding sash window to the front, and casement window to the side. Radiator.

KITCHEN

4.55m x 4.00m (14'11" x 13'1")

Range of kitchen cabinets with solid wood worktops incorporating a Belfast sink. Central island unit with granite worktop. Dishwasher point. Quarry tile floor. Television point. Exposed beam. Yorkshire sliding sash window, and door to the side. Open through to:



DINING ROOM

4.18m x 2.47m (13'9" x 8'1")

Tiled floor. Glass roof, windows to three sides and a door opening onto the garden. Radiator.



UTILITY ROOM

3.12m x 2.43m (10'3" x 8'0")

Range of kitchen cabinets with solid wood worktops incorporating a Belfast sink. Automatic washing machine point. Space for a tumble dryer. Quarry tile floor. Yorkshire sliding sash window to the rear. Cupboard housing the oil-fired central heating boiler and pressurised hot water cylinder.

PANTRY

2.52m x 2.25m (max) (8'3" x 7'5")

Stripped floorboards. Casement window to the rear.

BEDROOM SIX

3.73m x 3.71m (12'3" x 12'2")

Fitted wardrobe. Yorkshire sliding sash window to the rear, and casement window to the side. Radiator.



FIRST FLOOR

LANDING

Split-level landing with four Yorkshire sliding sash windows to the rear. Four wall light points. Loft hatch. Two radiators.

BEDROOM ONE

4.04m x 3.95m (13'3" x 13'0")

Range of fitted wardrobes. Yorkshire sliding sash window to the front. Radiator.



EN-SUITE SHOWER ROOM

2.93m x 1.1m (9'7" x 3'7")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Tiled floor. Fitted cupboard. Heated towel rail. Casement window to the front.

BEDROOM TWO

3.99m x 3.19m (13'1" x 10'6")

Walk-in cupboard. Loft hatch. Yorkshire sliding sash window to the front. Radiator.



EN-SUITE SHOWER ROOM

2.69m x 1.18m (8'10" x 3'10")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Tiled floor. Casement window to the side. Heated towel rail.

BEDROOM THREE

4.40m x 4.10m (14'5" x 13'5")

Walk-in cupboard. Yorkshire sliding sash window to the side. Radiator.



BEDROOM FOUR

3.88m x 3.88m (12'9" x 12'9")

Period fireplace with painted surround and cast-iron insert. Yorkshire sliding sash window s to the front and rear. Radiator.

BEDROOM FIVE

5.20m x 2.10m (min) (17'1" x 6'11")

Fitted cupboard. Loft hatch. Casement windows to the front, side and rear. Radiator.

HOUSE BATHROOM

3.21m x 2.83m (10'6" x 9'3")

White suite comprising free-standing roll top bath, wash basin and low flush WC. Fitted linen cupboard. Period feature fireplace. Yorkshire sliding sash window to the front. Radiator.



OUTSIDE

Corner House Farm enjoys a peaceful position, tucked away in a quiet corner of Fimber, just off the village green. It occupies a good-sized plot of approximately 0.57 acres, with a gravelled parking area to the west of the house, with gate opening into a part walled, south-facing garden. Every part of the garden has been thoughtfully landscaped to create good structure and year-round colour and interest. They include extensive lawn, paved seating areas, paths and well-stocked shrub borders, a productive fruit orchard, a range of brick-built outhouses and a timber mower shed.

WORKSHOP

4.00m x 3.64m (13'1" x 11'11")

STORE

3.92m x 1.27m (12'10" x 4'2")

STORE

2.41m x 2.39m (7'11" x 7'10")



GENERAL INFORMATION

Services: Mains water and electricity. Septic tank drainage.
Oil-fired central heating.

Council Tax: Band: E (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 9LY.

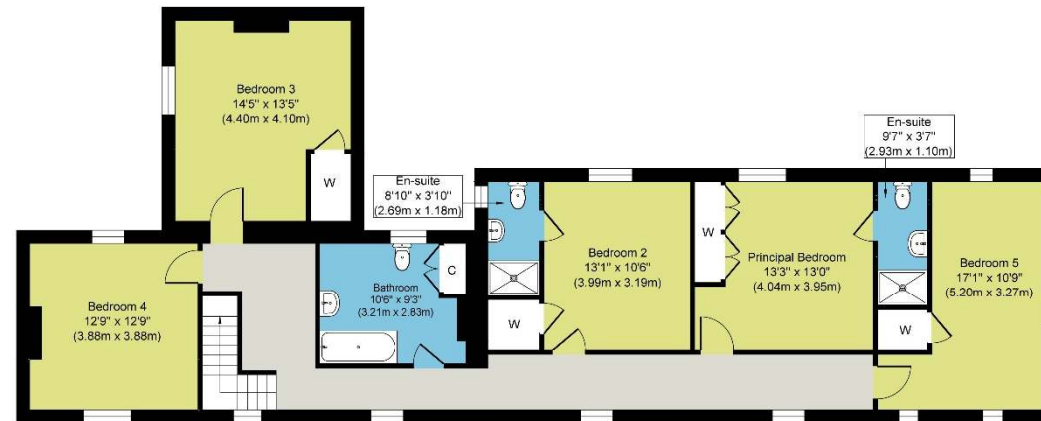
EPC Rating: Current: C73. Potential: A95.

Viewing: Strictly by prior appointment through the Agent's office in Malton.

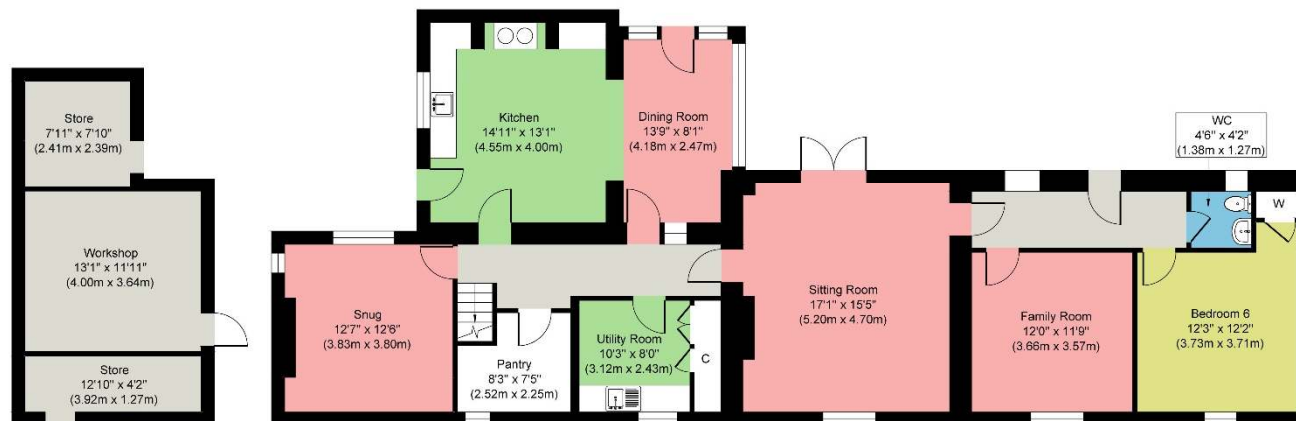


All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer 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.



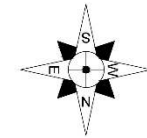


First Floor
Approximate Floor Area
1353 sq. ft
(125.68 sq. m)



Outbuilding
Approximate Floor Area
280 sq. ft
(26.03 sq. m)

Ground Floor
Approximate Floor Area
1501 sq. ft
(139.41 sq. m)



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