

Blenkin

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CHARTERED SURVEYORS



MONTGOMERY HOUSE • DRIFFIELD







# MONTGOMERY HOUSE

8 Montgomery Square, Driffield YO25 9EX

Beverley 12 miles • Pocklington 15 miles • Malton 20 miles  
Bridlington/Yorkshire coast 14 miles • York 30 miles

**Striking and substantial 1930s family house with gardens and grounds**

Entrance vestibule • entrance and staircase hall • cloakroom and wc • 4 reception rooms conservatory • kitchen breakfast room • prep kitchen • utility room with pantry and walk-in store boot room/side entrance • gardener's wc workshop

Principal bedroom suite with dressing room and sink • 6 further bedrooms • 3 bathrooms • linen/storage room • plant room • loft

Front garden • rear walled garden • tennis court garden with tennis hut • kitchen garden

Carriage drive • off-street parking • integral garage store • tractor shed

Gardens and grounds

Just over 1½ acres

For Sale Freehold



Montgomery House is an outstanding house commissioned by the Ministry of Defence in 1938 as an Officer's family residence along with the other houses in Montgomery Square. Now fully updated and offered in superb decorative order, this energy-efficient family house comes with garaging, outbuildings and a tennis court. Originally constructed as the largest house on the square to be occupied by the Group Captain, Montgomery house is a house of some status with accommodation totalling over 4600 sq ft. It stands on a large, established plot with a carriage driveway and extensive gardens and grounds.

- Detached period house with gardens and grounds
- Constructed in 1938 and designed by Lutyens
- Versatile accommodation arranged over three floors totalling 4656 sq ft
- Energy efficient with solar panels, rainwater harvesting system and wind turbine
- Painstakingly restored and updated in recent years create a comfortable and practical family home
- South facing orientation
- Stands in a little over 1½ acres, largely private and secure
- All-weather tennis court, carriage driveway, garaging and outbuildings
- Located on the outskirts of Driffield near the rugby and golf clubs

Over the last seven years a comprehensive programme of renovation has been undertaken which includes new electrical, plumbing and heating systems with Fischer radiators installed, a new kitchen, all new bathrooms, double/triple glazed windows fitted throughout, full-height Sanderson wooden shutters, wooden flooring restored and wool carpets laid, the roof upgraded with maximum insulation added, the conservatory replaced with a garden room, bespoke doors fitted to the garage and to the newly-built integral outbuildings and clocktower.





The roof has been updated and all guttering downpipes are new. The gardens and grounds have been brought back to life with sweeping lawns and a magnificent curtain wall with wrought-iron estate gates constructed, making the rear garden secure. In addition, the tennis court garden has been upgraded and a tennis hut erected.

Montgomery House is now a fully-fledged eco house being largely powered by renewable energy and future-proofed: there are 45 integrated solar panels on the south facing roof with Tesla batteries for storage; there is an efficient gravity-fed rainwater system providing water for washing machines and toilet cisterns to fill and flush; and on the roof is a Tessup household wind turbine creating additional power.

Alongside the renovation, particular attention has been given to the restoration of the fine 1930s architectural features that abound. These include internal doors as well as beautifully crafted bookshelves, wardrobes, cupboards and drawers with their original doors and handles, a set of house bells, curved plaster walls and rounded 'bullnose' corners, archways, tiles, fireplaces, cornicing, a staircase with oak handrail and a deep two-storey square bay.

The traditional front door opens to a vestibule and central hallway flanked by rooms either side. The 27 ft kitchen breakfast room and inter-connecting prep kitchen includes a handmade kitchen with granite worktops, a 4-door electric Aga with gas hob, ample room for a breakfast table and an adjacent utility room with walk-in pantry and dry cupboard. Beyond is a wine store. Near the garden door is a gardener's wc, and a boot room provides access to the utility yard at the front. The principal rooms on all three floors face south across the walled garden. The sitting room and dining room sit either side of the hallway each with double doors that open



to create a magnificent 36 ft entertaining space, ideal for parties and family gatherings. In addition, there is a study, a snug and a large garden room with Velux windows and French doors opening onto the garden. The first and second floors provide up to seven bedrooms. The principal bedroom suite has a deep bay, electric fire housed

in an original fireplace and a large dressing room with fitted wardrobes and plumbing. All of the bedrooms are doubles and a dividing door on the first floor landing creates a potential partition. The bathrooms have Burlington fittings with high flush WCs and the house shower room has a wall-to-wall cubicle with a rainhead shower and



fold-up seat. The top floor provides versatile accommodation and would make an ideal space for a games room, artist's studio or indeed the entire floor could become a self-contained apartment. A drop-down ladder accesses the loft.

## Outside

Montgomery House sits in just over one-and-a-half acres of gardens and grounds. At the front is a carriage driveway with a turning area providing ample room for off-street parking. Attached to the western end of the house is the single garage with an up-and-over door and the agricultural store/tractor shed with secure double doors. On the eastern side, double timber gates give access to the rear garden with its high curtain wall. This south facing garden is fully enclosed and walled on three sides with a broad terrace and sweeping lawn. Scattered trees and shrubs include a mountain ash, silver birch, weeping willow, hazelnut and walnut trees. Roses have been trained along the fence on the western boundary. The tennis court garden with its newly laid hard court and tennis hut can be glimpsed through the wrought iron 'estate' gates. Concealed behind the rear section of the wall is an extensive kitchen garden with raised beds, fruit cage and orchard; beyond, to the east, lies the wildlife garden.

## Environs

Known as the Capital of the Wolds by virtue of its central position within the county, Driffield is a traditional established market town with a range of amenities that include independent businesses, big brands and supermarkets as well as a sports hall with swimming pool and an all-season sports field. Close by is Driffield RUFC and other clubs include football, cricket, golf and tennis. The Driffield Agricultural Show, first held in 1854, is reputedly the largest one day show in the country. Local state schooling includes primary and secondary, with superb independent options available in Pocklington, Hull and York. There are

towns within easy reach by car including Beverley within twenty minutes' as well as the cities of Hull and York. The Yorkshire Coast can be reached in an hour and Driffield Railway station provides a service on the Yorkshire Coast Line (Hull-Scarborough).

**Tenure:** Freehold

**EPC Rating:** D

**Services & Systems:** All mains services including gas. Superfast broadband.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Viewing:** Strictly by appointment

**Local Authority:** East Riding of Yorkshire [www.eastriding.gov.uk](http://www.eastriding.gov.uk)

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

**Directions:** From the A614 reach the Kelleythorpe Roundabout just outside Driffield town centre and take the turn-off to Kellythorpe. Montgomery Square is immediately on the left as signposted. Montgomery House is the first house on the left hand side.



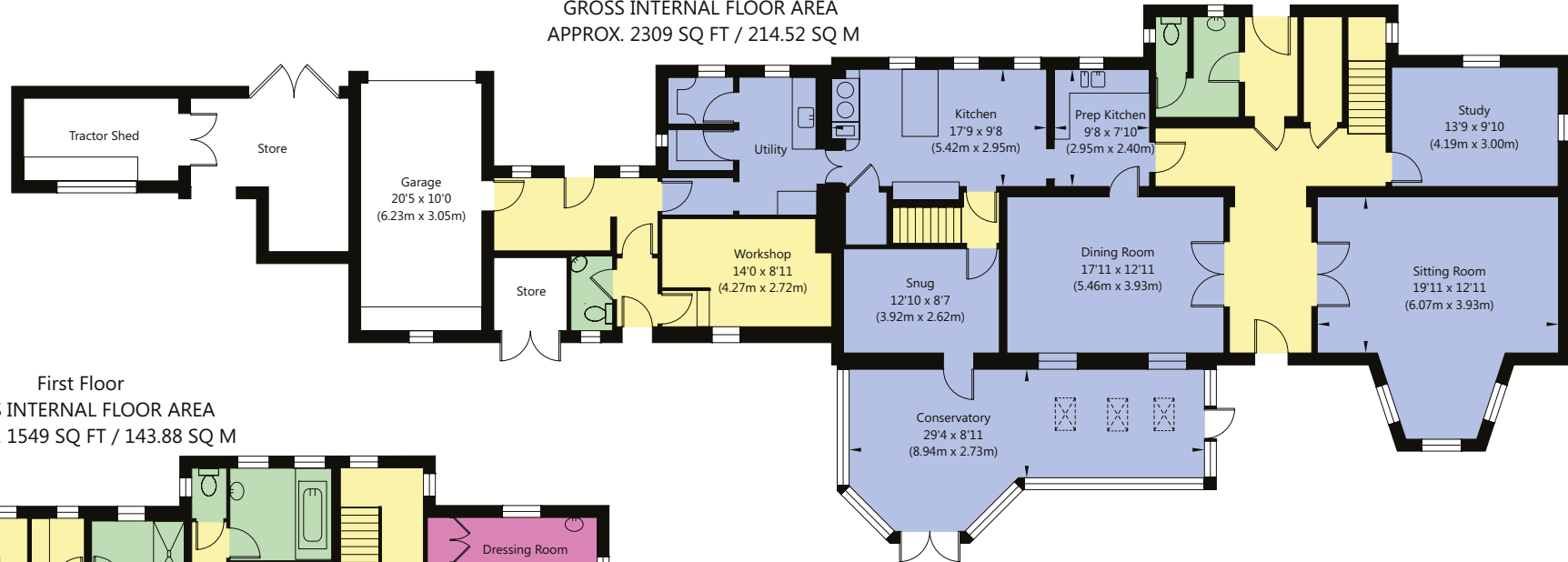
# Montgomery House, 8 Montgomery Square, Drifffield YO25 9EX

Approximate Gross Internal Floor Area Main House 4656 SQ FT / 432.5 SQ M - (Excluding Garage, Stores and Tractor Shed)  
Plan Total - 5152 SQ FT / 478.61 SQ M

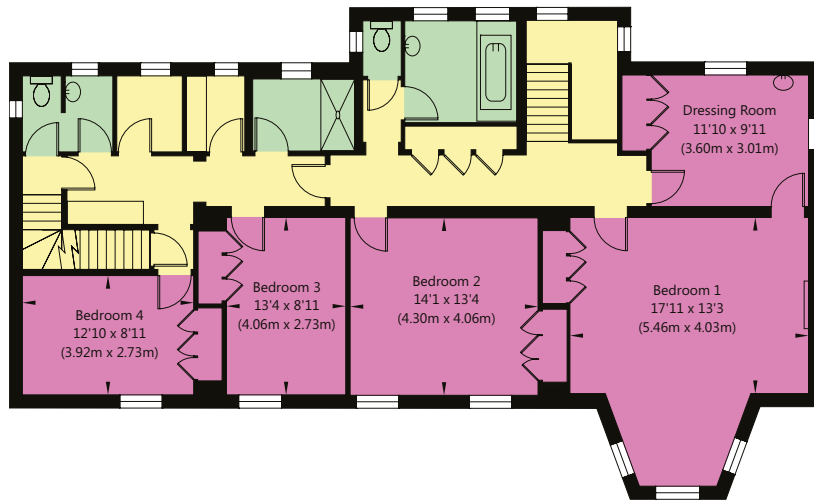
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

## Ground Floor - (Excluding Garage, Stores and Tractor Shed)

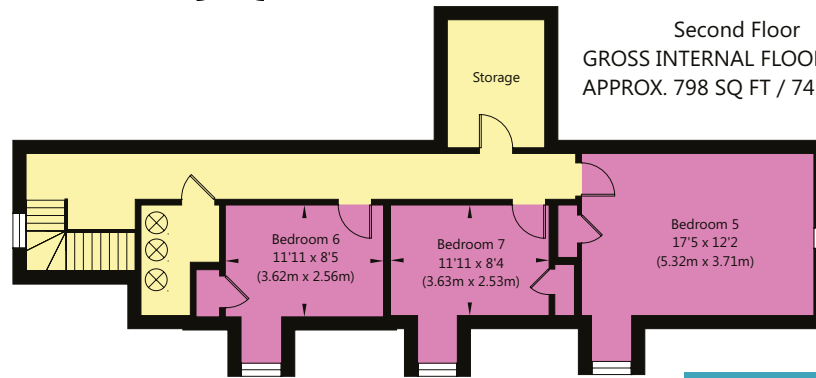
GROSS INTERNAL FLOOR AREA  
APPROX. 2309 SQ FT / 214.52 SQ M



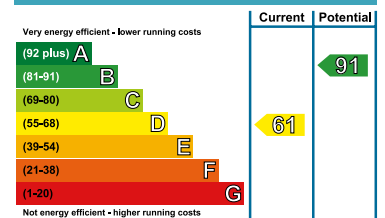
First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1549 SQ FT / 143.88 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 798 SQ FT / 74.1 SQ M



### Energy Efficiency Rating



**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, particular and showreel:** October 2023. Brochure by wordperfectprint.com





City

Country

Coast

