

Blenkin

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ESTABLISHED 1992



BRIDGE HOUSE • WATTON • DRIFFIELD





BRIDGE HOUSE

Carr Lane, Watton, Driffield,
East Riding of Yorkshire YO25 9AH

*Driffield 6 miles • Beverley 8 miles
Hull 17 miles • York 30 miles*

**Superb country house between
Driffield and Beverley, with
land and equestrian facilities**

Entrance and staircase hall • cloakroom
wc • 3 reception rooms • study • garden
room • kitchen/breakfast/living room •
utility room • separate wc

Principal bedroom with bathroom and
dressing room • 5 further bedrooms •
2 further bathrooms (1 en suite)

3-bay garage/workshop

Stable block with 4 loose boxes and tack
room • stores • arena

Landscaped gardens and grounds • railed
paddocks

In all 7.19 acres

For Sale Freehold



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Bridge House was bespoke designed in 2007 under the guidance of architects and the outcome is a classically inspired country house with tall timber sash windows, set in surrounding gardens and grounds. This superb property package comes with a garage block, well maintained equestrian facilities contiguous to the house, paddocks and a separate parcel of land. It sits in a peaceful location, rural but accessible, midway between Beverley and Driffild.

- Detached country house with more than 7 acres
- Versatile accommodation extends to over 4000 sq ft
- Equestrian property – stable block, paddocks, arena
- Practical country house with three separate drives
- Significant opportunities for generating income
- Separate parcel of land
- 20 minutes' drive to Beverley, convenient for Hull and York



The imposing central entrance on the front elevation opens to a double height staircase hall with oak flooring giving access to all principal rooms. The L-shaped kitchen/breakfast/living room has a window seat on the bay window and comfortably accommodates a family-sized table. The bespoke handmade kitchen includes marble worktops, a double Belfast sink, a central island with breakfast bar, integrated appliances and an oil-fired Aga with electric oven and gas hob. Alongside, the utility room also comes with fitted units and a Belfast sink. The 30 ft drawing room connects to the garden room and features a multi-fuel Stovax burner set in limestone surround and

hearth; it is illuminated by light from two bays and a pair of French doors that open onto the garden terrace. The sitting and dining rooms provide additional living options for a family, and the dining room has a gas fire set in a limestone surround and two sets of French doors opening south.

To the first floor is a central galleried landing with a walk-in cupboard, solid oak flooring and views over open countryside. The principal bedroom suite is a self-contained space spanning the eastern wing of the property with a double aspect bedroom, a dressing room with bespoke cabinetry and a bathroom with a 4-piece suite

and heated towel rail. In addition, there is a guest bedroom suite with shower room, a single bedroom/study and a self-contained west wing comprising three double bedrooms and a bathroom with four-piece suite and heated towel rail.

Outside

Wrought iron gates within a well-established hedge open to a gravel drive and turning circle in front of the house lined with clipped box hedging and flanked by lawns with a stand of trees on the east.

There are two further drives giving access to the property, one being an electric gate to the rear of the house and garaging, and one to the stable yard and paddocks.

The detached three-bay garage has a pitched slate roof and three electric roller shutter doors. It is a large open plan garage/workshop area with a side door leading to a store.

Bridge House is encircled on three sides with landscaped and notably private gardens and grounds. The gardens enjoy a southerly orientation and include sweeping lawns with patio areas bordered by mature trees, shrubs and herbaceous borders.

On the far southern boundary is a mowed path that runs outside their mature hedge and alongside Watton Beck providing a private wildlife walkway.

There is a separate parcel of land situated across the private road on the far western boundary, amounting to 0.77 acres. It is enclosed with three points of gated access (two drive-in and one walk-in) and comprises a wildlife meadow and pond.

Equestrian

A separate drive, laid with concrete, leads directly to a high-quality stable block and yard, all with

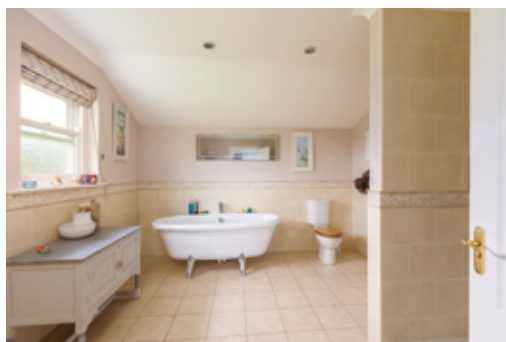
electric and water supply. In front of the concrete yard lies the sand arena (36m x 24m), floodlit and bordered by post and rail fencing. This modern stable block is constructed of a timber frame and provides three stables, a foaling stable and a tack room. Attached to the rear is a timber framed lean-to outbuilding providing three useful storage areas.

Some five acres of grassland lie beyond the stable block on the eastern side of the house, currently divided by post and rail fencing into three grazing paddocks. The land is flat and has been under drained, providing good quality grazing bordering Watton Beck.

Environs

Bridge House is situated at the far eastern edge of Watton, a village which offers a range of amenities including a primary school, a pub and a church. Bridge House lies down Carr Lane, one mile to the east of the A164 connecting to Driffield and Beverley. Beyond Bridge House, Carr Lane continues to Tophill Lowe Nature Reserve, a Site of Special Scientific Interest providing wildlife walks around reservoirs.

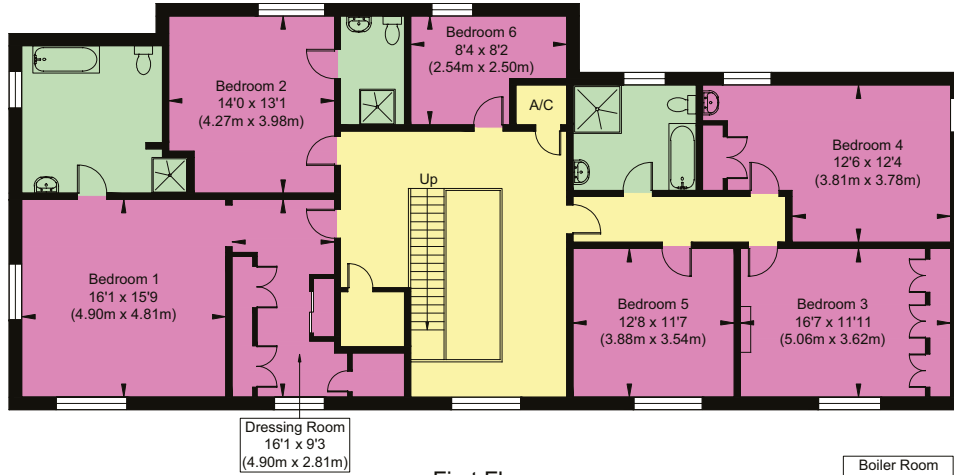
Beverley, known as the jewel of East Yorkshire, can comfortably be reached in twenty minutes by car. It is an historic market town with defensive walls, a 15th century gate, cobbled lanes, elegant terraces, medieval Minster as well as a wide range of shops, café-bars and restaurants including national brands and independent traders. Its railway station provides a service to London Kings Cross in little more than three hours. Alongside the town is the racecourse and a private golf club. The Michelin-starred restaurant, The Pipe and Glass is located some seven miles away from Watton and the market town of Driffield provides a further range of services for shopping and recreation as well as a railway station on the Hull to Scarborough line.



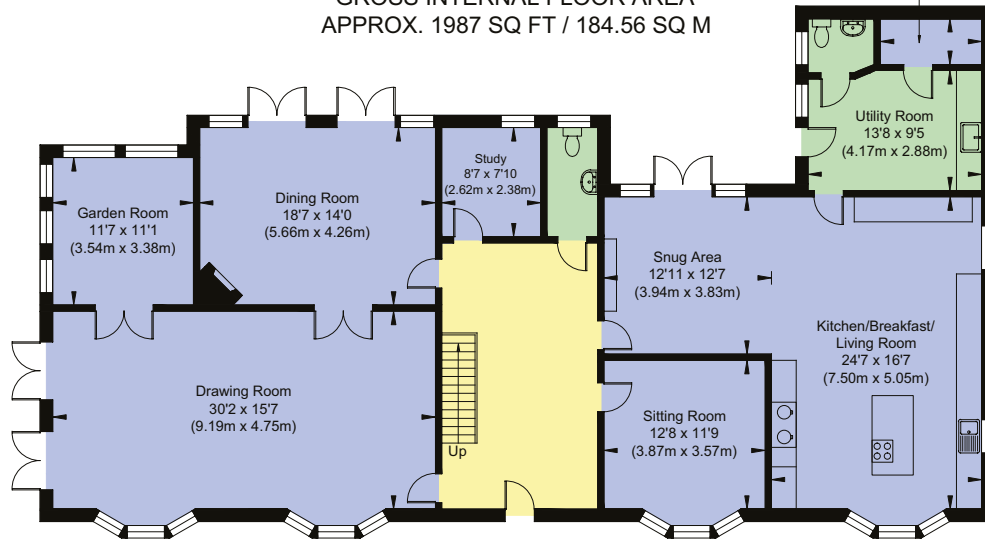
Bridge House, Carr Lane, Watton, Driffield, East Riding of Yorkshire YO25 9AH

Approximate Gross Internal Floor Area 6122 SQ FT / 568.66 SQ M

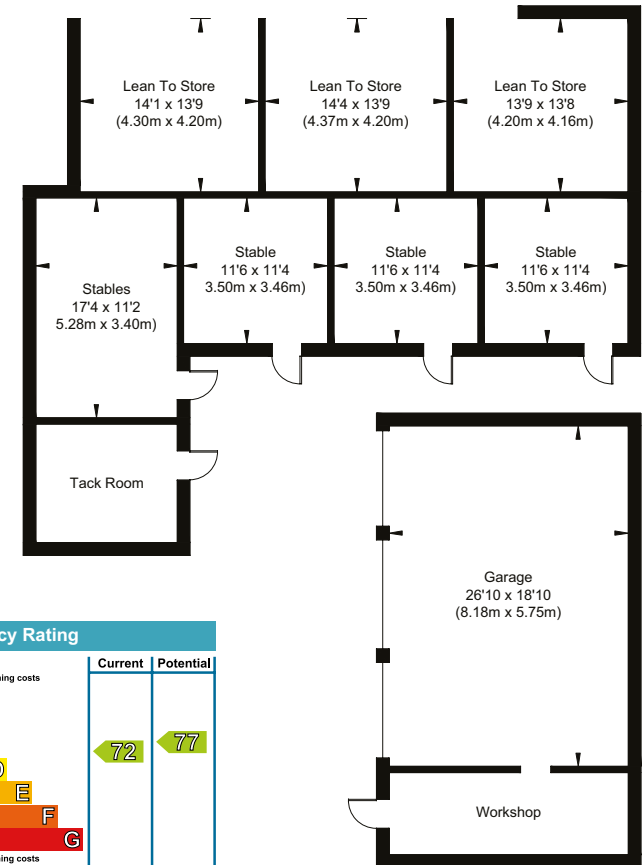
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



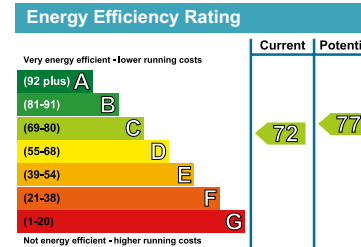
First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1987 SQ FT / 184.56 SQ M



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 2193 SQ FT / 203.72 SQ M



Outbuilding Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1942 SQ FT / 180.38 SQ M



Tenure: Freehold

EPC Rating: C

Council Tax Band: G

Services & Systems: Mains electricity. Private water borehole. Private Klargester sewage treatment plant. Wood pellet boiler and oil central heating. Superfast broadband.

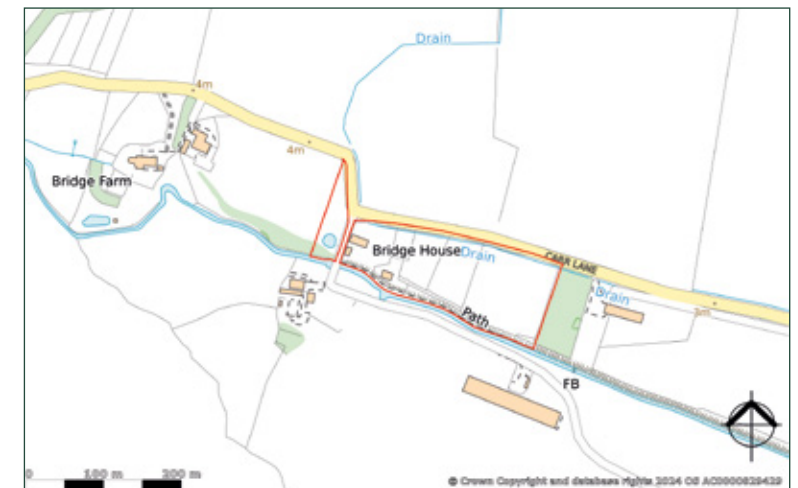
Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority: East Riding Of Yorkshire

Directions: ///driven.coiling.professed

Viewing: Strictly by appointment

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.



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City

Country

Coast