

Blenkin

& Co

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 house, garage block and lovely garden in a rural location between Driffield and Beverley

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

Landscaped gardens and grounds

In all 0.8 acres

Land and stable block available by separate
negotiation

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. It comes with a garage block and sits in a peaceful location, rural but accessible, midway between Beverley and Driffield.

- Detached house standing in nearly an acre of gardens and grounds
- Modern country house in a Classical style
- Versatile accommodation extends to over 4000 sq ft
- Two drives – one to front, one to rear
- Detached garage block with workshop
- Rural location but convenient for Hull and York
- 20 minutes' drive to Beverley

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. A further drive gives access to the rear of the house and garaging. The detached three-bay garage has a pitched slate roof and three electric

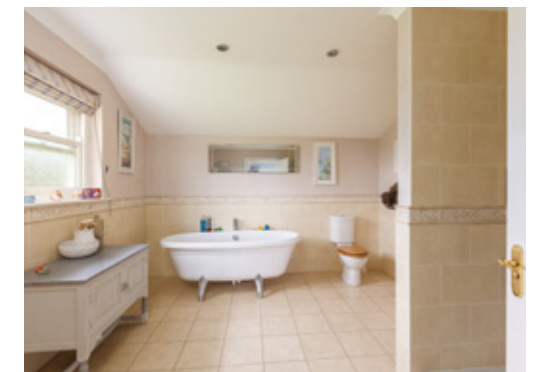
roller shutter doors. It is a large open plan garage/workshop area with a side door leading to a store.

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

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.

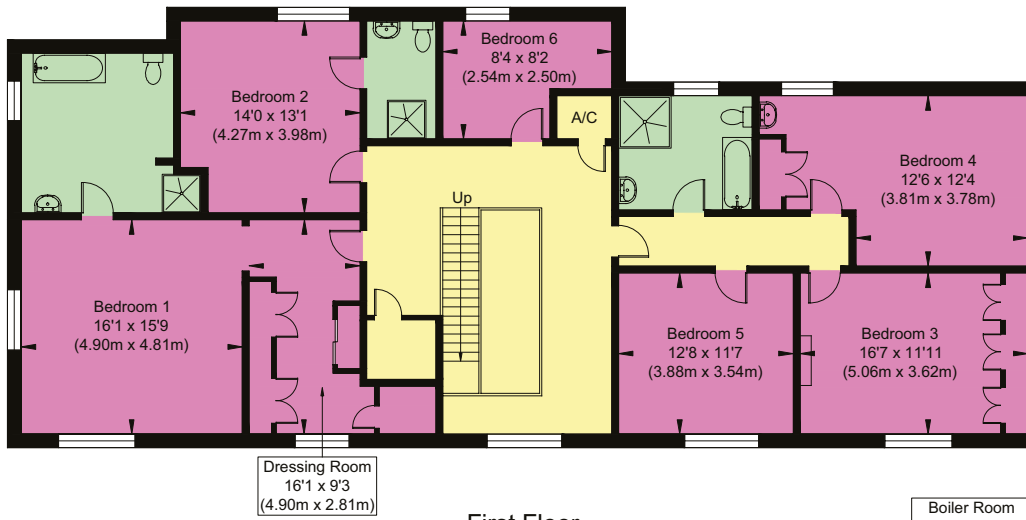
Beverley, known as the jewel of East Yorkshire, can comfortably be reached in twenty minutes by car. It is an historic market town with defensive walls, a 15th century gate, cobbled lanes, elegant terraces, medieval Minster as well as a wide range of shops, café-bars and restaurants including national 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.



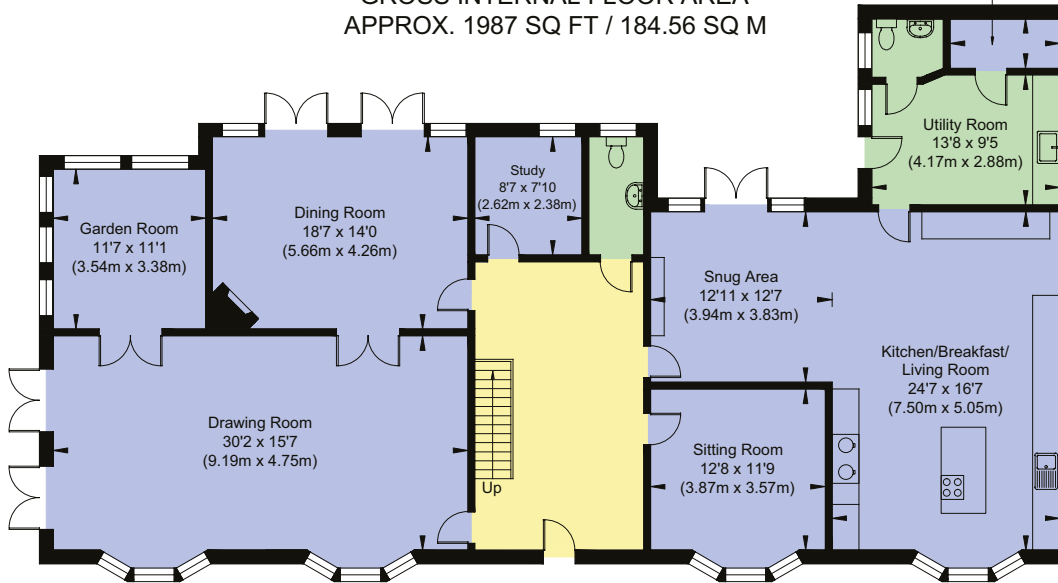
Bridge House, Carr Lane, Watton, Driffield, East Riding of Yorkshire YO25 9AH

Approximate Gross Internal Floor Area 4180 SQ FT / 388.28 SQ M (excludes garage and workshop)

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



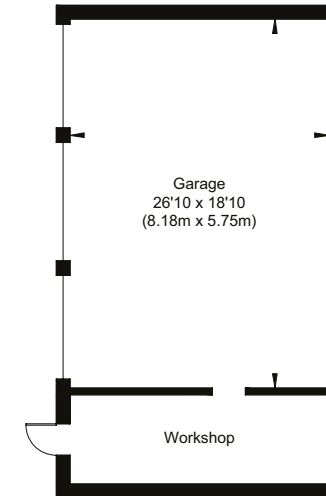
First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 1987 SQ FT / 184.56 SQ M



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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.



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** September 2024, **particulars** April 2025. Brochure by wordperfectprint.com