

CHESTNUT LODGE

| Conyers Fold, off Daggett Lane, Harpham YO25 4QS



CHESTNUT LODGE

Superb single-storey barn conversion with a double garage and a large private garden

Driffield 5 miles • Bridlington 7 miles

Beverley 19 miles • Hull 30 miles • York 35 miles

Entrance hall • open plan kitchen/dining room to sitting room • utility room • principal bedroom suite with shower room • 2 further double bedrooms • Jack & Jill bathroom

Courtyard garden • timber double garage

Garden

For Sale Freehold

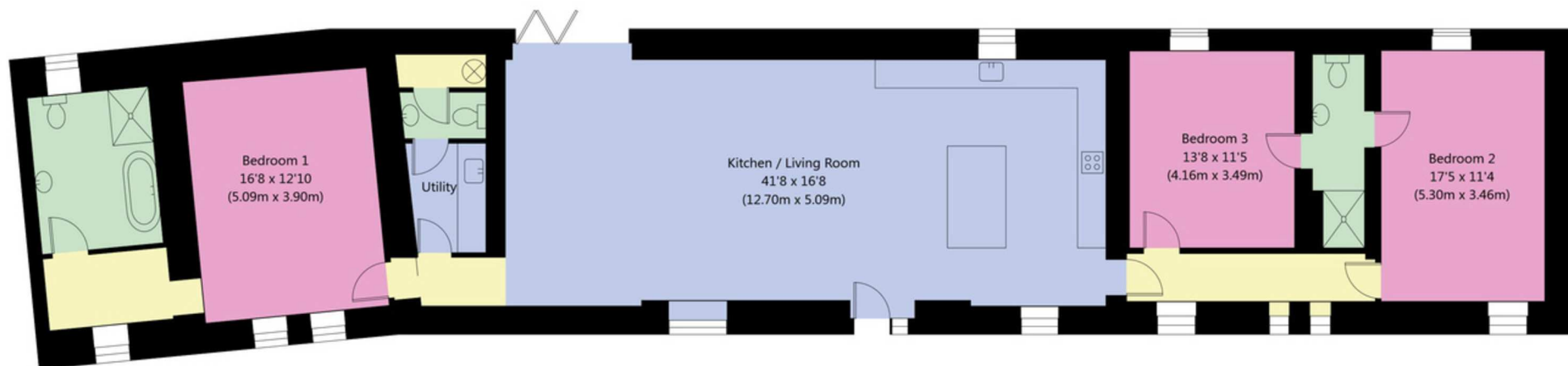
Blenkin
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

blenkinandco.com

Chestnut Lodge, Harpham, YO25 4QS
 Approximate gross internal floor area - 1797 SQ FT / 166.93 SQ M



Ground Floor

Not to scale for illustrative purposes only
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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City

Country

Coast

Chesnut Lodge is a stylish period barn conversion that pays homage to its recent agricultural heritage. There is exposed brickwork, tall barn-style, aluminium windows and bi-fold doors opening onto the garden as well as high vaulted ceilings displaying the original kingpost trusses and beams. Fitted to a high specification, including underfloor heating throughout, the property includes a notably large rear garden, private parking area and a double garage. A stunning kitchen has been fitted with the latest Neff appliances complementing the granite worktops.

Chestnut Lodge lies within Conyers Fold, a boutique development of barns and listed period farm buildings forming six high end homes.

- 3-bedroom barn conversion with large rear garden
- Garage and private parking for 2 cars
- Large rear garden, sheltered and private
- Versatile accommodation of some 1788 sq ft
- Single storey accommodation, ideal for active downsizers
- Tranquil location in a rural Wolds village
- 15-minute drive to several beaches ideal for families and dog walkers
- Convenient for Drifffield, Bridlington, Beverley, Hull and York



Tenure: Freehold

EPC Rating: Exempt - new built

Council Tax Band: Not yet rated.

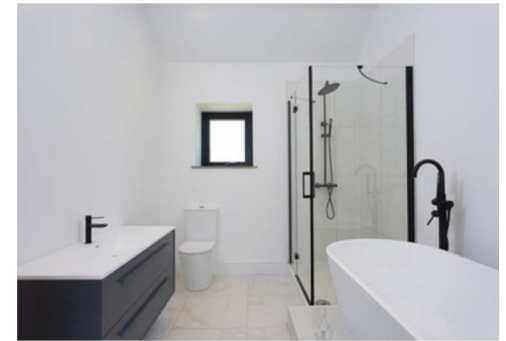
Services & Systems: Mains electricity and water. LPG gas and gas-fired central heating. Private septic tank. Ultrafast broadband with fibre to the premises.

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 Council 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.





The linear, single-storey accommodation is link-attached to a neighbouring garage. It features a magnificent kitchen/dining room that is part open plan to the sitting room, creating an outstanding double aspect/double height living space with bi-fold doors to the garden. The sleek modern kitchen includes a central island, two double ovens, combination microwave oven, coffee maker, integrated fridge freezer and dishwasher. There is a principal bedroom suite with windows to east and west and an accompanying shower room. A Jack & Jill bathroom services two further double bedrooms.

Harpham is a tranquil village with a thriving community centred around the village hall. The village has a fascinating history having been noted in the Domesday book as belonging to William the Conqueror, and it boasts listed buildings and scheduled monuments. Its rural position belies its accessibility to a choice of market towns, Hull and York.

Outside

A gravel drive sweeps around on the southern boundary to terminate in front of the timber double garage; alongside is off-street parking for two cars. Bi-fold doors at the rear open to a large, paved terrace that is both sheltered and private. Beyond lie well established gardens, predominantly laid to lawn and featuring a mature horse chestnut tree.



Environs

Harpham is an attractive, rural village conveniently situated between Drifffield, the capital of the Yorkshire Wolds, and the seaside town of Bridlington. The village has the St Quintin Arms public house, a village hall, a lawn tennis club and a fifteenth century church of Norman origins along with the Well of St John. Numerous footpaths and bridleways radiate out from the village and Route 1 of the National Cycle Network passes through.

This is a region with excellent A-roads enabling the city of Hull to be comfortably reached within 45 minutes and the city of York within an hour. A short drive to Nafferton brings you to a petrol station and SPAR convenience store with in-house butcher's counter and delicatessen. The Holderness coastline is very accessible with its fine family-friendly beaches such as Fraisthorpe and both Bampton Cliffs and Flamborough Head within easy reach.

Directions

Conyers Fold is found off Daggett Lane. Head into Conyers Fold and follow the drive right to Corner Cottage.

What3words: ///occur.paper.committee

Viewing

Strictly by appointment.



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