

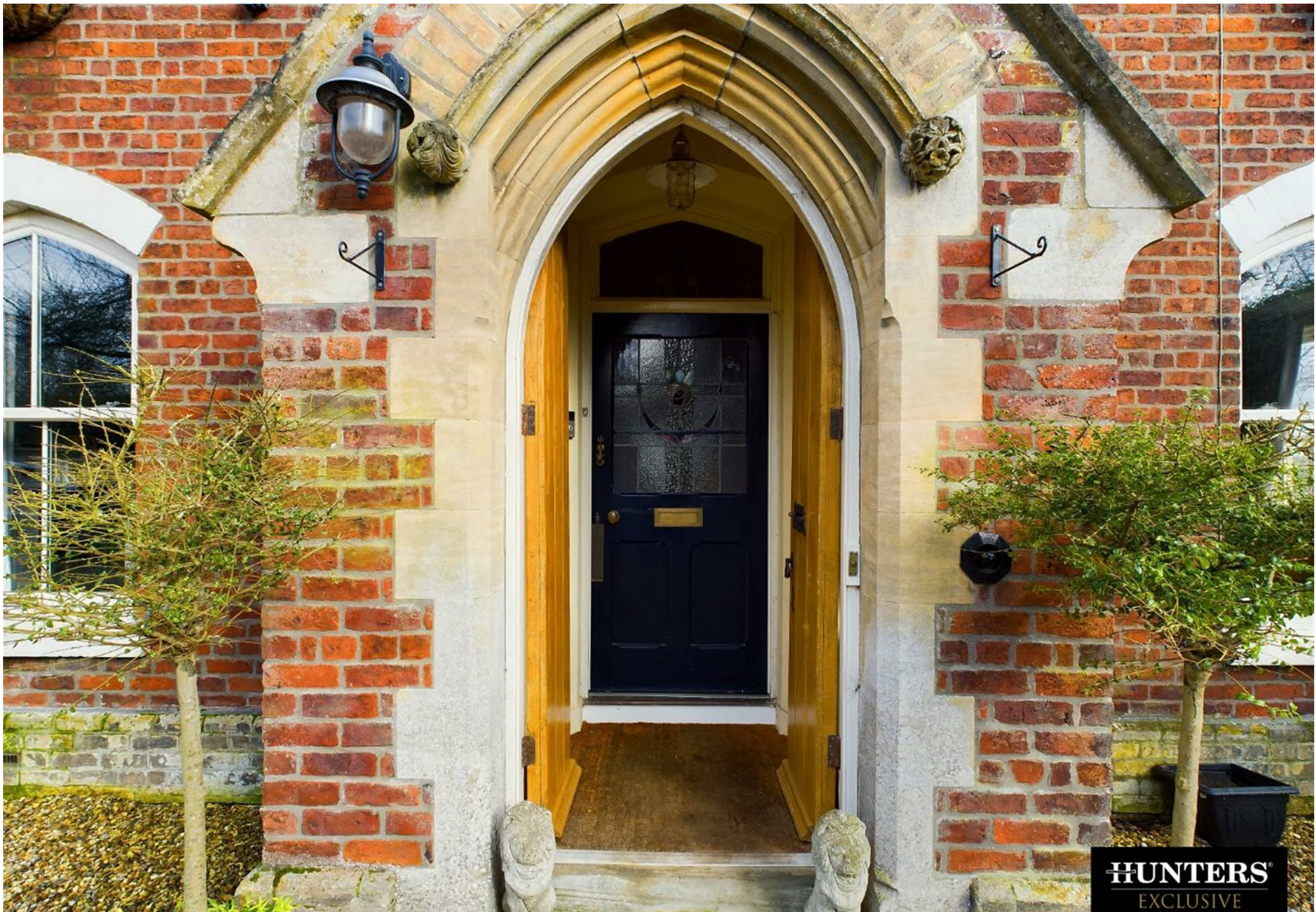


Main Street, Drifffield, , YO25 8TP

Price £950,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE





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**Price £950,000**

Welcome to this sensational former vicarage along with its beautiful detached coach house, a timeless masterpiece designed by renowned local architect William Kirby in 1864. Set upon approximately one acre of lush land, this distinguished property boasts five bedrooms, four bathrooms, and an impressive five reception rooms, offering expansive space for luxurious living and entertaining.

With its rich architectural heritage, this historic residence has been thoughtfully updated and modernised over the years, preserving its original charm while incorporating modern amenities for comfort and convenience.

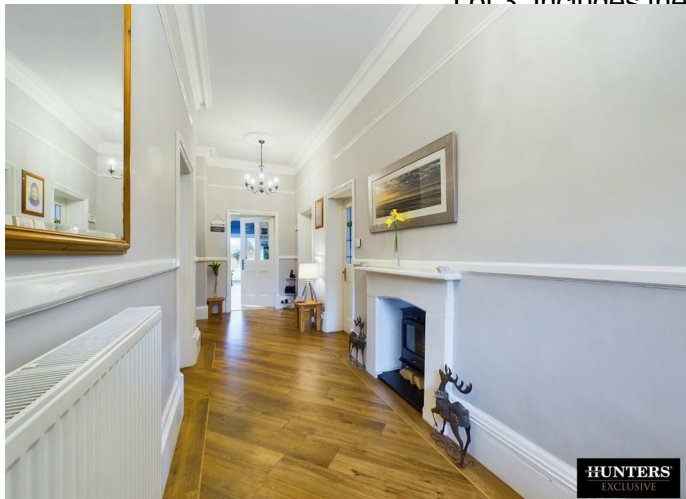
Adjacent to the Vicarage is The Old Coach House, which is currently used as a detached holiday cottage, meticulously refurbished to offer a serene retreat for guests or additional rental income opportunities. With full planning permission for a single-story extension, the cottage presents the potential to expand into a two-bedroom sanctuary. While currently serving as a detached holiday cottage, this property possesses the versatility to function equally well as a long-term rental opportunity or a multigenerational residence.

A neighbouring field with separate road access, measuring approximately 4 acres, offers endless possibilities whether for agricultural use, equestrian pursuits, or simply to expand the estate's already impressive grounds.

Don't miss your chance to own a piece of history and experience the unparalleled beauty and elegance of this extraordinary property!

This unique property is offered in three flexible lots to suit various needs:

- Lot 1: Includes the Main House, Cottage, and Land – the full package for those looking for ample space and potential.
- Lot 2: Includes the Main House and Cottage – perfect for those seeking a charming living space with a separate cottage.
- Lot 3: Includes the Main House – ideal for those who want to focus solely on the primary residence.















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	41	60
England & Wales		
EU Directive 2002/91/EC		

#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Approximate total area<sup>(1)</sup>

3659.1 ft<sup>2</sup>  
339.94 m<sup>2</sup>

Reduced headroom

54.01 ft<sup>2</sup>  
5.02 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01262 674252 | Website: [www.hunters.com](http://www.hunters.com)

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