



**Holme View Court, Burton Agnes, Driffield**  
YO25 4NY

**Asking Price £575,000**

**HUNTERS®**  
EXCLUSIVE



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# The Farriers, Holme View Court, Burton Agnes, Driffield

## DESCRIPTION

Tucked away in the charming village of Burton Agnes on a quiet private road, this beautifully presented detached dormer bungalow offers a rare opportunity to own a spacious, flexible home—ideal for multi-generational living or anyone seeking room to grow. Set on a private plot just under a quarter of an acre, it blends comfort, practicality, and style.

The hand-crafted kitchen and utility room in solid pippin oak with granite worktops are both functional and elegant. The kitchen includes generous cupboard space, a central island, three integrated Neff ovens, two warming drawers, an induction hob, Bosch dishwasher, and a Fisher & Paykel fridge/freezer with filtered water and ice dispenser.

Flowing from the kitchen, the generous dining hall is warm and welcoming—perfect for hosting or enjoying special moments. The living room features a cosy gas-burning stove, creating a relaxing retreat. A separate utility room and downstairs W/C add convenience.

The ground floor includes two well-sized bedrooms—one currently a study—and a spacious master suite with built-in wardrobe and modern en suite with walk-in shower. Reception doors are oak, and most of the ground floor features solid oak flooring.

One staircase leads to a bedroom currently used as an entertainment room, with Karndean flooring and a three-piece family bathroom. A second staircase leads to two additional bedrooms, one with an en suite, and a four-piece bathroom with bath and shower—ideal for extended family or guests. Most bedrooms have Hammonds fitted wardrobes.

Additional features include a Bose sound system in four rooms, intruder alarm with video, high-performance UPVC slide-and-tilt sash windows and doors, a summer house, and a shed.

Outside, there's a private driveway with electric gated access, intercom, off-road parking, and a double garage with remote-operated sectional doors.

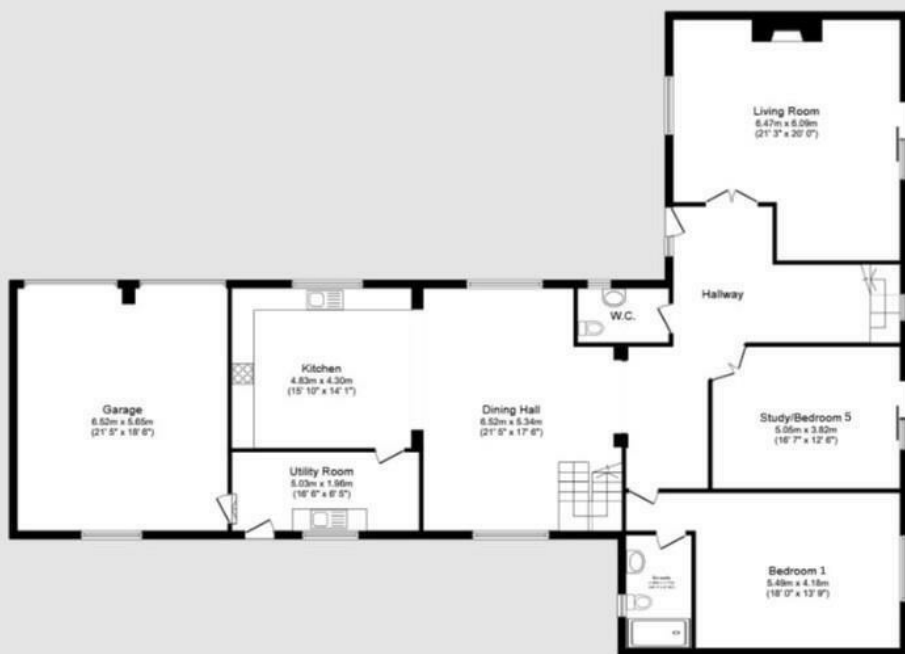
This stunning home must be viewed to be fully appreciated.



ROOMS







### Ground Floor

Floor area 221.4 sq.m. (2,383 sq.ft.)



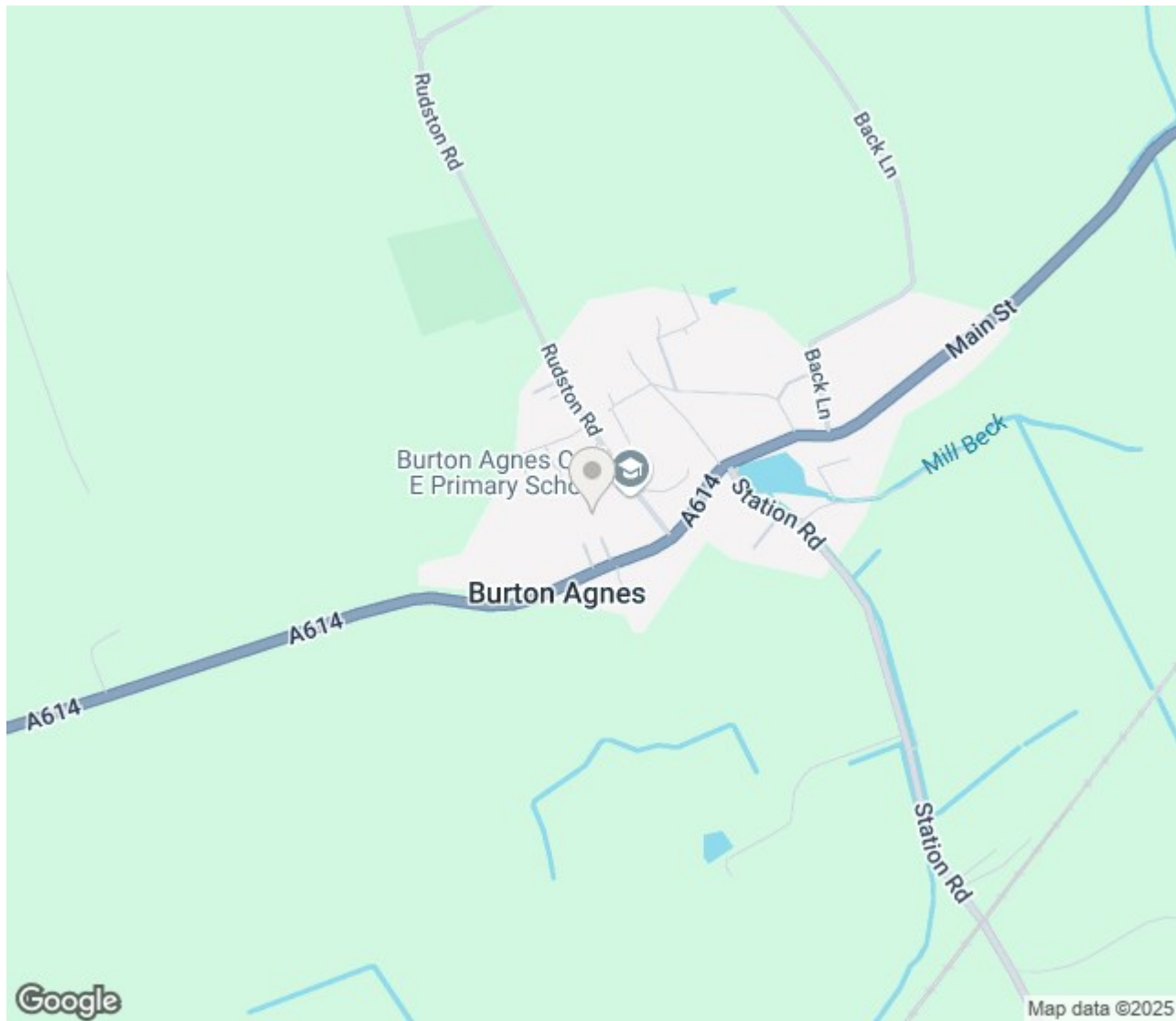
### First Floor

Floor area 134.6 sq.m. (1,449 sq.ft.)


**Total floor area: 356.0 sq.m. (3,832 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	85
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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