



HUNTERS®

Church Street, Driffield
, YO25 4RG

Asking Price £730,000

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The Saddlers, Church Street, Driffield

DESCRIPTION

This striking double-fronted Grade II listed home combines timeless character with modern comfort. Beautifully restored by the current owners, it offers versatile living with an adjoining two-bedroom annexe, perfect for guests, extended family, or income potential.

The main house opens with a welcoming entrance hall leading to a bespoke kitchen with handcrafted units, oak worktops, twin Belfast sinks, and a central island. The dining room features French doors to the garden, while the lounge offers a bay window with shutters, an exposed brick fireplace, and a wood-burning stove. A cloakroom/wc and a bright playroom complete the ground floor. Upstairs, a galleried landing leads to four double bedrooms, a stylish shower room, and a family bathroom with roll-top bath and separate shower.

The annexe has its own entrance and includes a hallway, cloakroom/wc, utility/kitchen, living room, and sun room overlooking the gardens. Upstairs are two well-proportioned bedrooms and a bathroom, making it ideal for independent living or flexible use.

The property stands within approximately one acre of landscaped gardens, featuring manicured lawns, mature trees, colourful borders, climbing roses, and secluded seating areas enjoying a south-facing aspect. A raised deck and gravelled areas provide excellent entertaining spaces. Outbuildings include an attached barn with conversion potential (STPP), a detached double garage, two brick-built outhouses, and timber sheds.

Situated in the picturesque village of Kilham, within easy reach of Bridlington, Driffield and Beverley, the location offers rural tranquillity alongside convenience. With a highly regarded primary school, historic parish church, pub, and village shop, this is an exceptional opportunity to enjoy countryside living within a vibrant community.

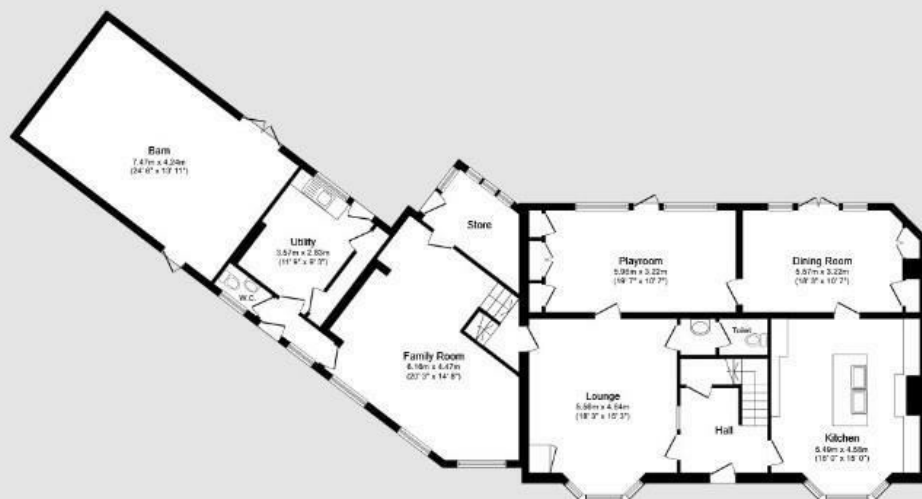


ROOMS





The Saddlers, Church Street, Driffield, YO25 4RG



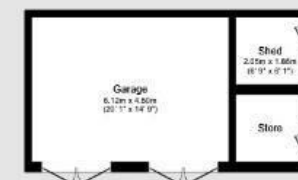
Ground Floor

Floor area 191.8 sq.m. (2,065 sq.ft.)



First Floor

Floor area 147.8 sq.m. (1,591 sq.ft.)

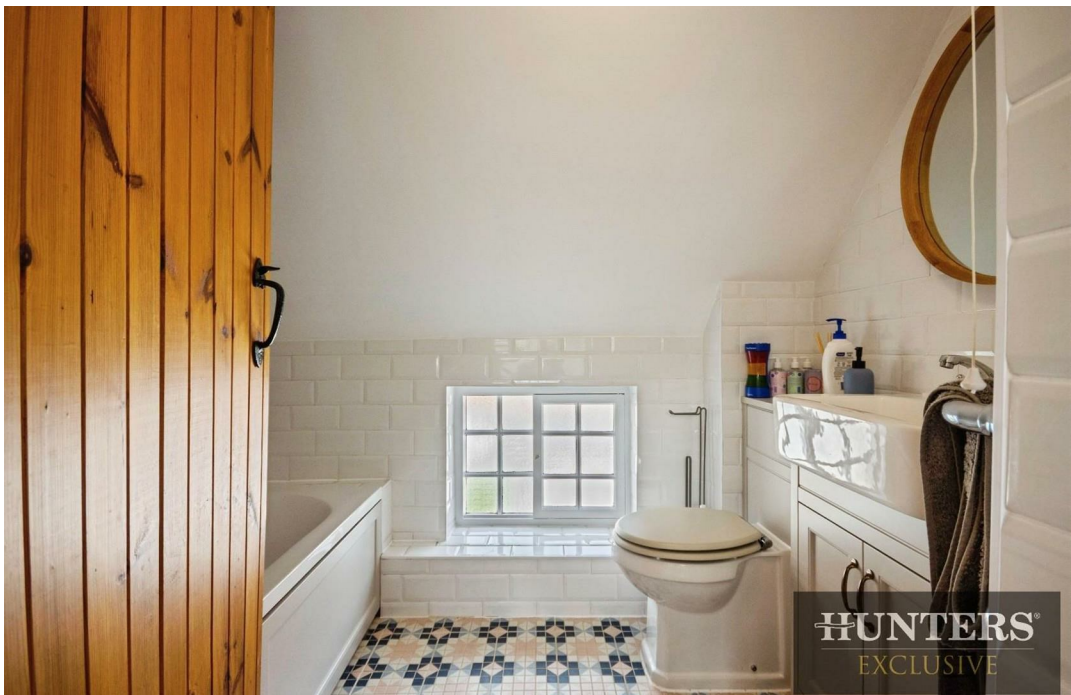


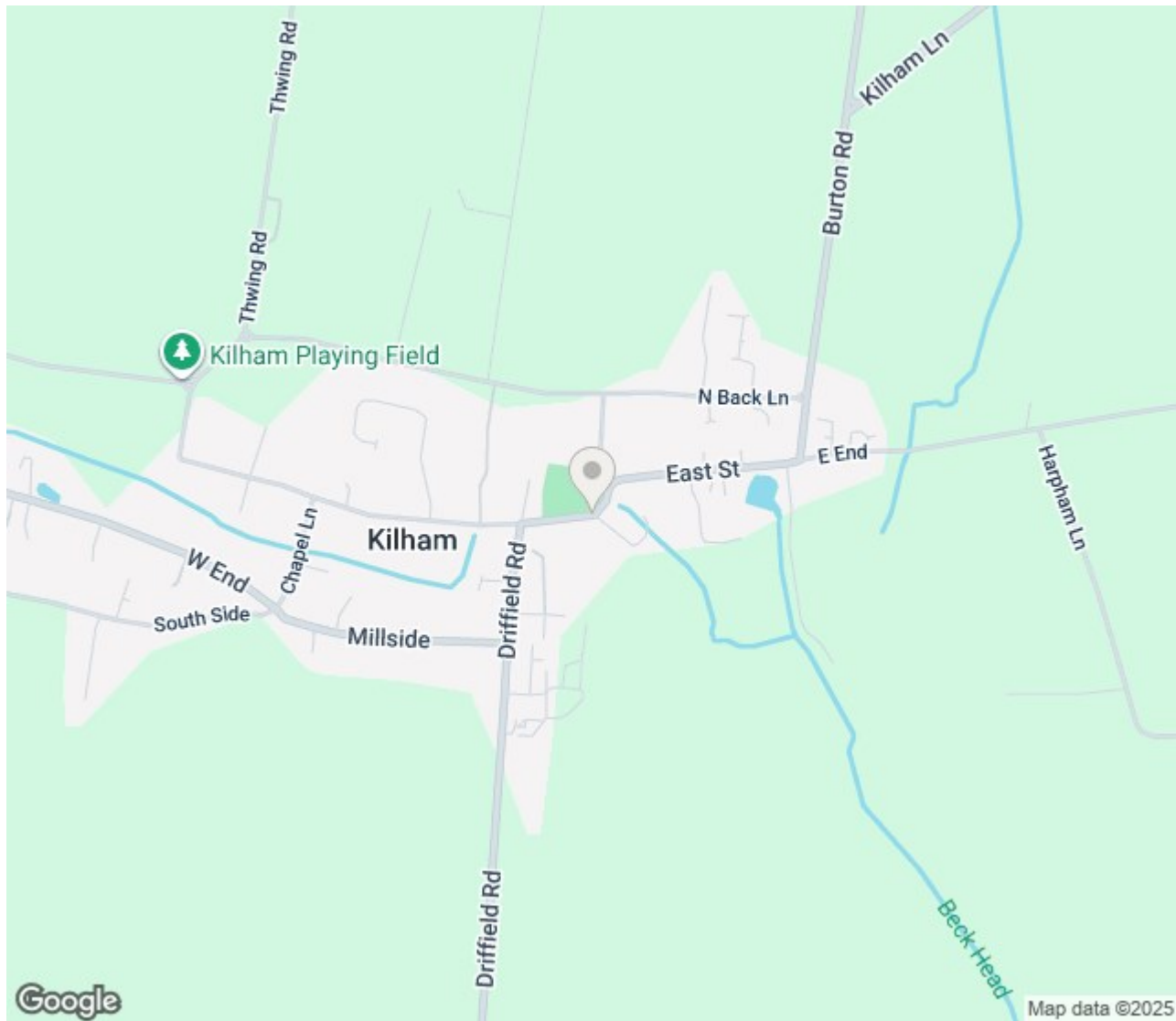
Outbuilding

Floor area 38.1 sq.m. (410 sq.ft.)

Total floor area: 377.7 sq.m. (4,066 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





ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | | |
| (39-54) E | 50 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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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