



Main Street, Ulrome, Driffield, YO25 8TP

Price £750,000

HUNTERS[®]
EXCLUSIVE



Main Street, Driffield, YO25 8TP

Price £750,000

Presenting a unique opportunity to own this exquisite 5-bedroom, 4-bathroom detached former vicarage, originally built in 1864 by the esteemed local architect William Kirby. This remarkable property has been tastefully updated and enhanced by the current owners, offering a perfect blend of historical elegance and modern luxury.

Set within mature, beautifully landscaped gardens, this home exudes timeless charm with its classic Victorian architecture, including large bay windows, intricate stonework, and original period features. The property is generously proportioned, boasting five versatile reception rooms, each filled with natural light and retaining original details such as high ceilings, decorative cornices, and period fireplaces. These rooms offer a range of possibilities, from formal entertaining to relaxed family living.

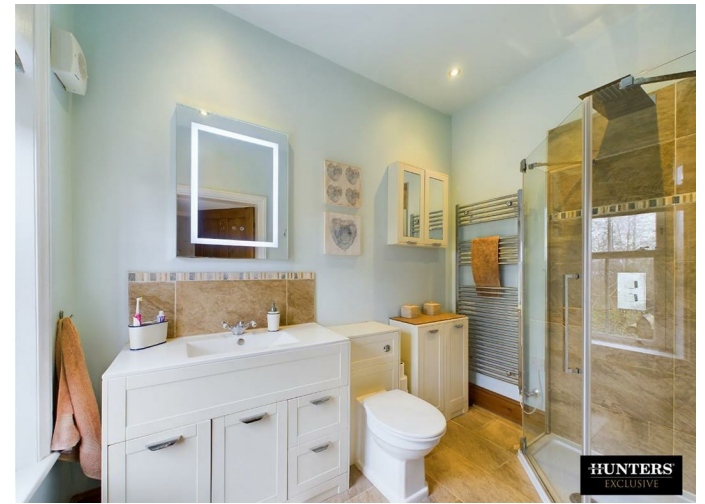
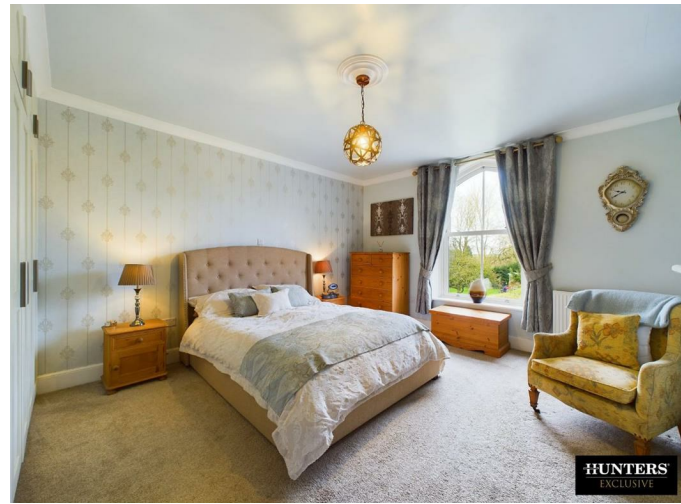
The heart of the home is the meticulously updated kitchen, designed for both function and style, featuring high-end appliances, custom cabinetry, and a central island ideal for informal dining. The five spacious bedrooms are thoughtfully designed, including a luxurious master suite with a private en-suite shower room and picturesque views of the gardens. The four additional bathrooms have been finished to the high standards, combining modern fittings with luxurious touches.

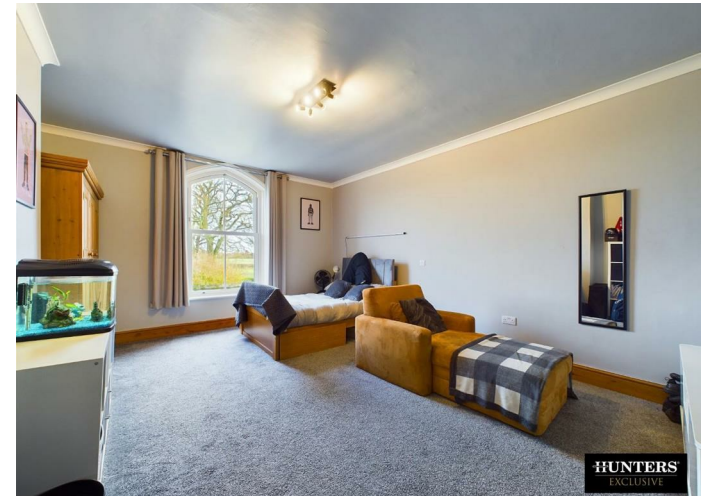
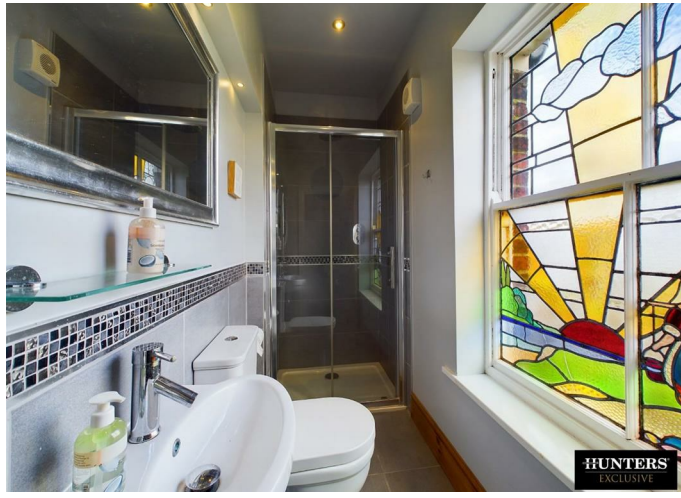
Additionally, this property offers an exciting investment opportunity with a detached one-bedroom former coach house, available by separate negotiation. Currently operating as a successful holiday let, this charming outbuilding generates a strong annual income and has full planning permission to be extended into a separate dwelling, providing endless possibilities for expansion or continued use as a profitable rental.

For those seeking additional land, a four-acre field is also available via separate negotiation. With its own separate road access, this expansive field offers a wealth of opportunities, whether for equestrian use or agricultural pursuits.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	60
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

HUNTERS[®]
EXCLUSIVE



Ground Floor - The Old Vicarage



Floor 1 - The Old Vicarage

Approximate total area⁽¹⁾

3034.45 ft²
281.91 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01262 674252 | Website: www.hunters.com



HUNTERS[®]
EXCLUSIVE