

Mark Stephenson's

ESTATE & LETTING AGENTS



Mere House 1 New Row, Fimber, Drifffield, YO25 9LX

£225,000

- Excellent part complete village house
- Flexible potential layout
- Attractive Wolds village location
- Large mature gardens
- Four bedrooms & roof terrace
- Will extend to over 1400 sqft
- Off road parking

Mere House 1 New Row, Fimber YO25 9LX

Mere House is a part-completed renovation project that has been extended and partially transformed from a modest end-of-terrace house into what will become a wonderful family home. Unfortunately, a change in circumstances for the current owner means it is offered to the market as an unfinished project that offers developers and DIY enthusiasts an opportunity to complete the project to their own choice of finish. On completion it will offer in excess of 1400 sqft and stands in generous mature gardens adjacent to the delightful village pond together with parking.



Council Tax Band: B



Location

Fimber is a small, rural village set within the rolling countryside of the Yorkshire Wolds. The main portion of the village is set around a broad village green with a pond, known as The Mere. It is close to the estate village of Sledmere, and good local facilities can be found in Driffield (9 miles), Malton (12 miles) and York (20 miles).

Existing accommodation

The current owner occupies the original portion of the cottage, which accommodates a basic kitchen space, living room, bedroom, bathroom, and store. This would allow a purchaser the opportunity to live on site whilst they complete the project, if need be.

Proposed accommodation

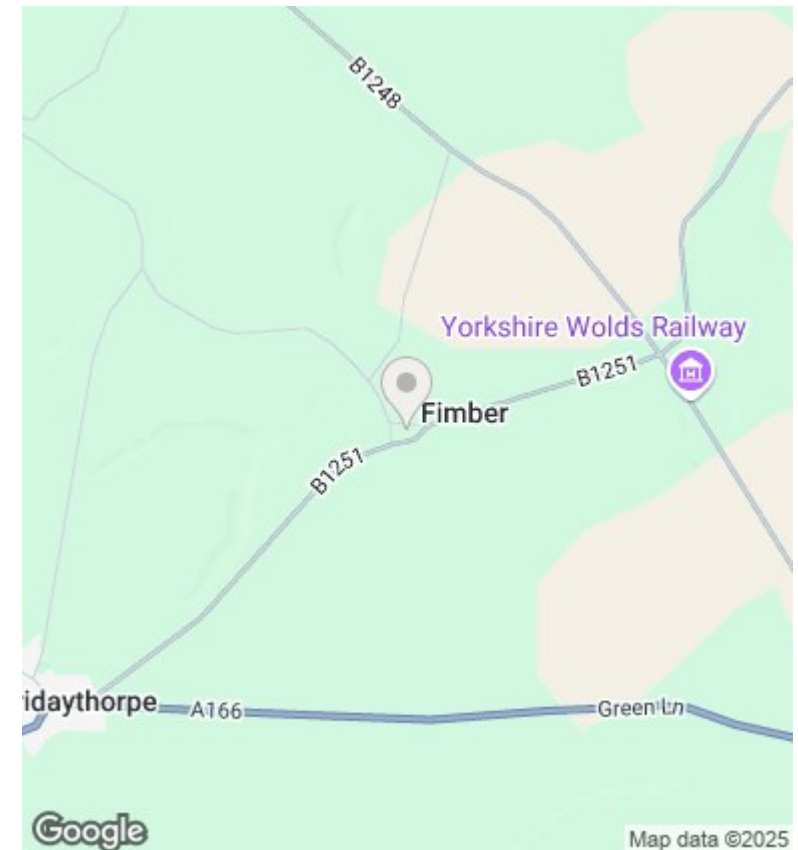
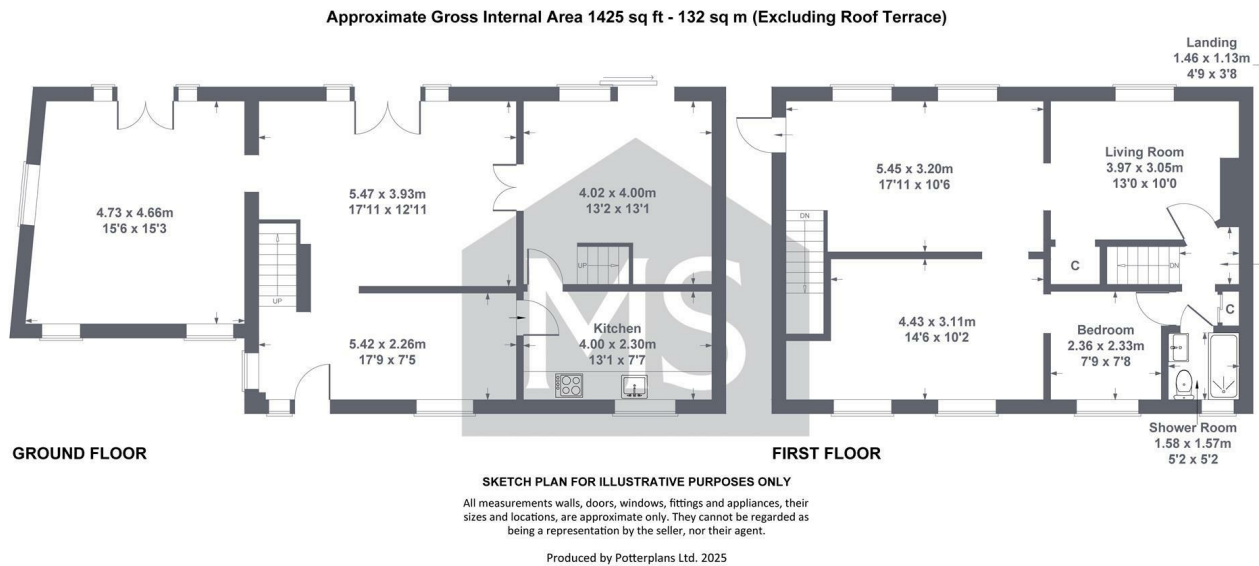
Building control have made all necessary staged inspections to date, and the house is now watertight, and at a stage where it can be fitted out to a purchaser's preferred specification. On completion of the proposed plan, the accommodation would amount to slightly over 1,400sq.ft (excluding a 4.5m x 4.5m roof terrace), comprising entrance hall, kitchen/dining room, shower room, two double bedrooms (one with en-suite) and a study or single bedroom. The first floor layout provides a lounge overlooking the rear garden and with access onto the roof terrace, two further double bedrooms and a house bathroom. Externally there is a good-sized garden to the rear, which is mostly laid to lawn and there is the opportunity to create an off-street parking space at the rear.

Services

Mains water and electricity are connected.
Private drainage to a shared septic tank.







Directions

Part completed extension project - was a 2 bed end terrace with large garden and parking on the village green. Part way thru extension which has full approval and BR for work done to date - foundations and services in and ground floor so needs 1st floor and fitting out etc. Plans available via East Riding site:
<https://newplanningaccess.eastriding.gov.uk/newpla>

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

B

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC