



Wilfholme Cottage, Wilfholme, Drifffield YO25 9BQ

Welcome to

Wilholme Cottage, Wilholme Drifffield

Don't miss out on this unique, once in a lifetime opportunity to acquire a renovated detached cottage with eco-friendly qualities, and commanding superb countryside views.





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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Location

Wilfholme is situated midway between Beverley and Drifffield, and lies close to the nature reserve at Tophill Low. An idyllic location boasting many rural walks and varied wildlife, Wilfholme is a perfect countryside escape.

Entrance Hall

Access via double glazed entrance door, and double glazed window to the front aspect. Underfloor heating, stairs to the first floor, and storage cupboard.

Kitchen

19' 1" x 11' 2" (5.82m x 3.40m)

Double glazed sliding doors giving garden access and offering wonderful countryside views. Further double glazed window to the side aspect. The kitchen has Neff appliances and high quality fittings, the main feature being an island unit with Quartz worktops and incorporated 1 1/2 bowl sink, with Quooker tap over. Integrated fridge and freezer and dishwasher, twin ovens, microwave, built in coffee machine and induction electric hob. Open square arch giving access to the dining room.

Dining Room

11' 8" x 11' 2" (3.56m x 3.40m)

Double glazed window to the rear aspect. Underfloor heating and integrated airing cupboard off.

Ground Floor Cloakroom/WC

WC, vanity sink unit and extractor fan.

Lounge

13' x 12' 1" (3.96m x 3.68m)

Double glazed window to the front aspect. Underfloor heating, double glazed skylight feature, and feature media wall incorporating electric log effect full-width fire.

First Floor Landing

Double glazed window to the front aspect. Fixed staircase to loft.

Bedroom 1

12' x 11' 1" (3.66m x 3.38m)

Double glazed window to the rear aspect and underfloor heating.

Bedroom 2

11' 1" +recess x 7' (3.38m +recess x 2.13m)

Double glazed window to the front aspect and underfloor heating.

Bedroom 3

11' 8" x 6' 9" +door entrance area (3.56m x 2.06m +door entrance area)

Double-glazed window to the rear aspect and underfloor heating.

Bathroom

Double glazed window to the rear aspect. Free standing feature bath, WC and vanity sink unit with tile splashback. Tiled floor and underfloor heating.

Loft

26' 2" max x 9' 4" restricted head height (7.98m max x 2.84m restricted head height)

Double glazed skylight windows to the rear aspect and underfloor heating.

Outside

The property has a useful external utility room - 11 5' x 7 4' - with worksurfacing, below which is plumbing for automatic washing machine. The additional space is ideal for coats and shoes, or further appliances if required.

To the front of the property is a gravel driveway providing ample off-street parking for several vehicles. To the side of the property is a paved patio which gives way to a lawn, with fence surrounds and open aspects across adjoining farmland. There is external light and powerpoints to the side of the property. The garden is southwest facing.

Agent's Note

It should be noted that the property lies close to Barmston Drain and a working farm, together with a public car park for the Tophill Low nature reserve.

Agent's Note

Please note that the property is not connected to mains drainage, mains gas, or mains water.

Welcome to

Wilholme Cottage, Wilholme, Drifffield

- Once in a lifetime opportunity
- Renovated and updated detached cottage
- Private waste treatment facility and private water supply
- Eco-friendly house
- Superb open country views, walks, and near-by nature reserve

Tenure: Freehold EPC Rating: D

guide price

£325,000

Directions to this property:

Please see map below for directions, For more information please contact the branch on 01482 880488.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BEV106896](https://www.williamhbrown.co.uk/Property/BEV106896)



Property Ref:
BEV106896 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 880488



Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire,
HU17 8AP



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)