



Skipsea Road, Beeford, DRIFFIELD, YO25 8AL

welcome to

Skipsea Road, Beeford, DRIFFIELD

A unique and adaptable 6-bedroom character country property in a village setting, with a self-contained annex option, beautiful south-facing gardens, outbuildings including a superb workshop, and charming interior features throughout.





Ground Floor



First Floor

Utility/Veranda

16' 6" x 9' 2" (5.03m x 2.79m)

Sitting Room/Kitchen

23' 3" x 14' 8" (7.09m x 4.47m)

Lounge

24' 8" x 12' 1" (7.52m x 3.68m)

Dining Room

13' 4" inc stairs x 13' (4.06m inc stairs x 3.96m)

Inner Hall

Cloakroom/WC

Landing

Bedroom One

12' 7" x 11' 8" (3.84m x 3.56m)

Bedroom Two

14' 5" x 10' 8" (4.39m x 3.25m)

Bedroom Three

12' 2" x 11' 9" (3.71m x 3.58m)

Bedroom Four

11' x 9' 9" (3.35m x 2.97m)

Bathroom

Potential Separate Annex

Lounge/Kitchen

23' 4" x 13' 2" (7.11m x 4.01m)

Bedroom Five

13' 6" x 10' 3" restricted head height (4.11m x 3.12m restricted head height)

Bedroom Six

11' 3" restricted head height x 9' 3" (3.43m restricted head height x 2.82m)

Bathroom Two

Outside

south facing garden offering a lovely outside space with extensive paved patio to a mainly lawned garden. There are established borders and hedging to the boundaries. Set within the garden is a summerhouse/garden room (11'5 x 11'3) which overlooks the raised feature ornamental pond. There is also a timber store shed (6'5 x 6'3) and a timber greenhouse (7'6 x 5'8) which has a further potting shed beyond.

Garage

18' 7" x 12' 1" (5.66m x 3.68m)

The gravelled driveway leads to a timber garage with access doors to the front elevation plus further vehicular access into the substantial workshop/store.

Workshop

31' 5" x 15' 8" (9.58m x 4.78m)

With light and power provided and windows to the rear elevation. In the agent's opinion the workshop offers a rare opportunity for a tradesperson to have secure storage on site. Alternatively it is ideal for an excellent area for anyone requiring space for hobby activities.

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

Welcome to

Skipsea Road, Beeford, DRIFFIELD

- Individual character home with flexible layout and annex potential
- South-facing private garden with feature ornamental pond
- Range of outbuildings including garage, summerhouse, and high-quality workshop
- Spacious accommodation: lounge with feature fireplace, dining room, and sitting/kitchen with French doors
- Ideal for self-employed tradesperson-secure storage and work areas
- Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in the region of

£400,000



Directions to this property:

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/BEV107152



Property Ref:
BEV107152 - 0005

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