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Limb
MOVING HOME

35 Front Street, Lockington, East Yorkshire, YO25 9SH

- Picture Postcard!
- Wonderful Period Home
- 3 Beds/2 Baths
- Council Tax Band = G*
- Fabulous Open Plan Kitchen
- South Facing Garden
- Highly Desirable Location
- Freehold / EPC = F

£575,000

INTRODUCTION

NO CHAIN! Simply stunning and ready to welcome its next owners, this picture-postcard former farmhouse is rich in history and character while offering the luxuries of modern living. Believed to date back to the 1700s and originally forming part of the Dalton Estate, this beautifully appointed home is in excellent condition having been lovingly maintained and sympathetically enhanced over the years, with the standout feature the magnificent open-plan living kitchen complete with a log-burning stove. Occupying an idyllic position in the charming village of Lockington, in the heart of the Yorkshire Wolds, the property enjoys beautiful countryside surroundings whilst being just seven miles north-east of Beverley.

The accommodation, as shown on the attached floorplan, seamlessly combines original character features, including exposed beams, with contemporary living space. It briefly comprises a cosy sitting room, formal dining room, utility/study, boot room and W.C. The stunning bespoke kitchen, handcrafted by renowned cabinet maker John Mason, forms the heart of the home and opens into a superb living area enjoying delightful views across the garden and surrounding countryside beyond. Bi-fold doors lead directly onto the terrace, creating an ideal space for both everyday living and entertaining.

To the first floor are two generous double bedrooms, together with a third bedroom currently arranged as a dressing room with a wall of fitted wardrobes. A family bathroom and separate shower room provide excellent flexibility for family living or visiting guests.

The property benefits from LPG gas central heating and high-quality heritage-style double glazing throughout. Having enjoyed many happy years here, the current owners are embarking on their next chapter by converting neighbouring former outbuildings into their new home. Upon completion, both properties will be accessed via an automated gated entrance, with this property enjoying a private block-paved parking area for two vehicles. The attractive rear garden combines a paved terrace with a well-maintained lawn, enjoying a wonderful outlook across adjoining pastureland.

LOCATION

Situated north east of Beverley, Lockington is an idyllic English village nestled in the heart of the Yorkshire Wolds. Its appeal is underscored by being a conservation area village with a charming stream, beautiful church and stunning surrounding countryside. It has a strong sense of community with regular events and activities and is ideal for a family with its well regarded primary school. Whilst there is no pub in the village, it is handily placed for the some of the areas best pubs and eateries including the Michelin starred Pipe & Glass at South Dalton and the superb Wellington Inn at Lund. Lockington is a tranquil location situated between the A164 Beverley to Driffield road and the B1248 Beverley to Malton road. it is ideal for the outdoors lover with access to bridleways and footpaths, beautiful countryside and the Minster Way crosses the pasture land to the rear.

Beverley approx. 7.5 miles,
Driffield approx. 8.5 miles,
Market Weighton approx. 12 miles,
York approx 30 miles.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

A central hall with stairs leading up to the first floor.

SITTING ROOM

A beautiful room with a log burner for those cosy winter evenings, beams to ceiling. Yorkshire sliding sash window to front and understairs storage cupboard to corner.

DINING ROOM

A room full of atmosphere with beams to the ceiling, Yorkshire sash windows to side and front elevations and a feature period cast fireplace to the chimney breast, part panelling to the walls.

KITCHEN/LIVING ROOM

A simply spectacular room with part vaulted ceiling and plenty of glazing, including bi-fold doors providing access and views across the gardens and adjoining countryside. Beautiful hand-made cabinetry, by the renowned local craftsman John Mason, to the kitchen with granite surfaces and a grand oak topped island and seating peninsula. There is an under counter one and a half sink with mixer tap, range cooker with concealed canopied extractor hood above, dishwasher and a fridge freezer. Features also include a pantry unit and a concealed bin store. The room features beautiful wide oak plank flooring and the living area, with its vaulted ceiling and Velux roof lights allows light to flood in. There is a central log burner for those cosy winter evenings and bi-fold doors open out to the terrace for those balmy summer afternoons.

KITCHEN AREA

LIVING AREA

OFFICE/UTILITY

A good sized room with a bank of fitted units, sink and drainer, plumbing for automatic washing machine and space for further appliances. There is a Yorkshire sash window to front, further window to side, beams to ceiling and quarry tiled floor.

REAR LOBBY

With quarry tiled floor. There is a very useful store/pantry room situated off. Access to rear garden.

BOOT ROOM

With cloaks cupboard.

CLOAKS/W.C.

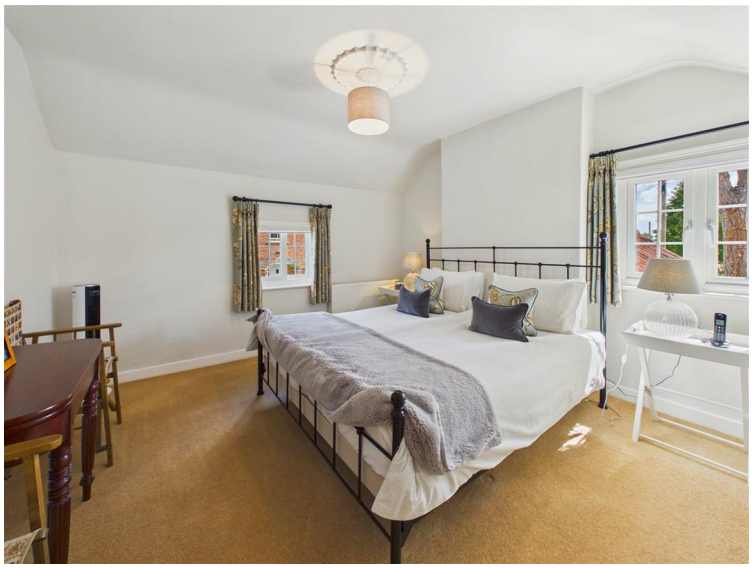
With low level W.C. and wash hand basin, quarry tiled floor. Toiletries cupboard.

FIRST FLOOR

LANDING

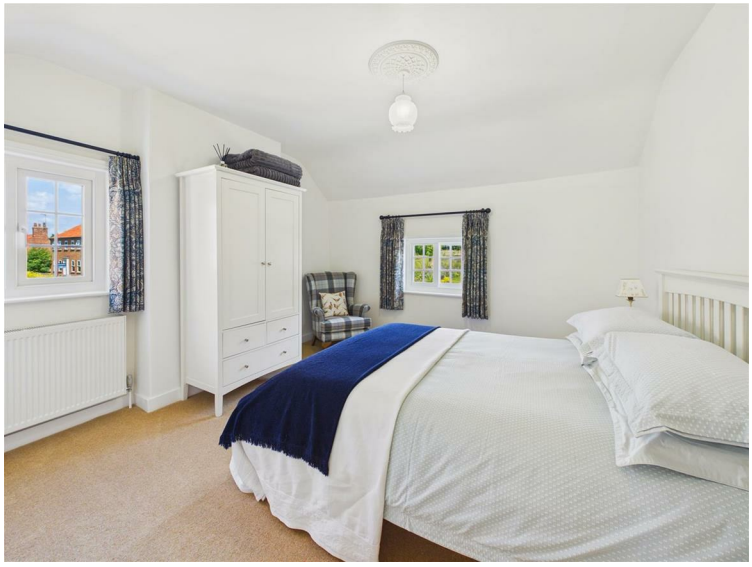
BEDROOM 1

With Yorkshire sash window to front, further window to side, semi-vaulted ceiling.



BEDROOM 2

Another double bedroom with Yorkshire sash window to front, further window to side, semi-vaulted ceiling.



BEDROOM 3

Currently used as a dressing room with bespoke fitted wardrobes running to one wall, window to rear.

BATHROOM

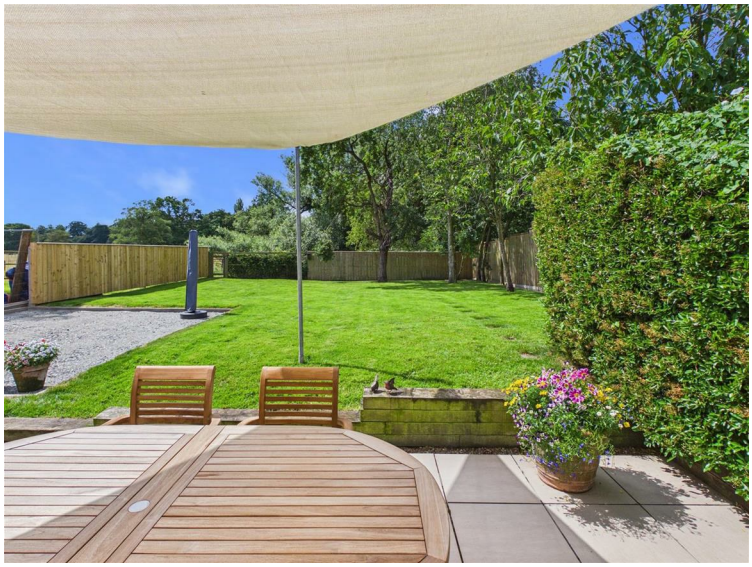
A beautiful suite comprising wash hand basin with cabinet and marble top, panelled bath and low level W.C. Tiling to the floor, heated towel rail.

SHOWER ROOM

With quality suite comprising pedestal wash hand basin, low level W.C. and large shower enclosure with contemporary tiled surround. Window over looking the rear garden and beyond. Heated towel rail.

OUTSIDE

The property will ultimately benefit from an automated gated entrance shared with the next door property. The subject property has a block set parking area for two vehicles. The attractive south facing rear garden blends a patio area with lawn beyond having a beautiful aspect across adjacent pasture land to the rear.



REAR VIEW

HEATING

The property has the benefit of LPG gas central heating.

GLAZING

The property has the benefit of quality hand made double glazing to the front and uPVC framed double glazing to the side and rear.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is currently Band G however, *this is being reassessed.* We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
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The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

Kilnwick Park
Kilnwick
Watton
Wilfholme Rd
A164
B1248
Lund
Beswick
Thorpe
B1248
Holme on
the Wolds
A164
St Mary's, South Dalton
B1248
South Dalton
Scorborough
Google
Map data ©2026 Google

Approximate total area(1)

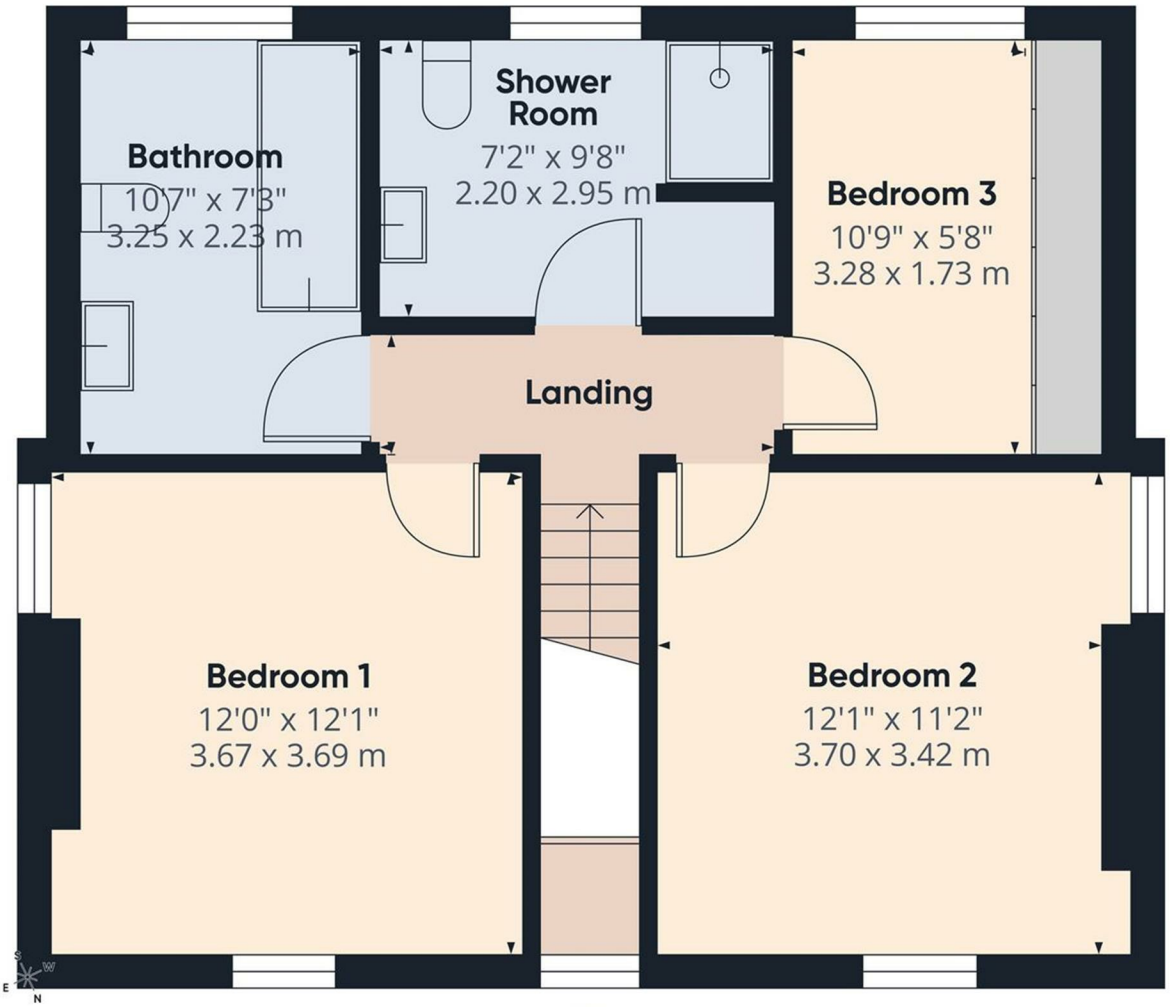
1046 ft²

97.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Approximate total area(1)

550 ft²

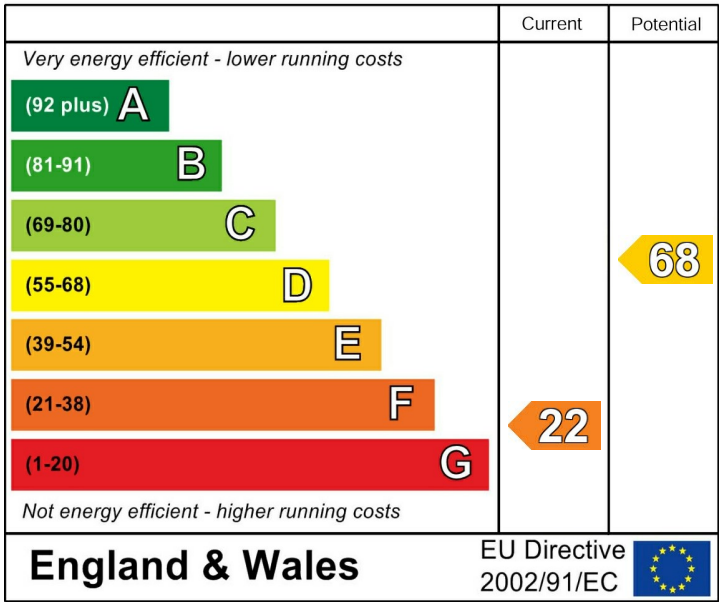
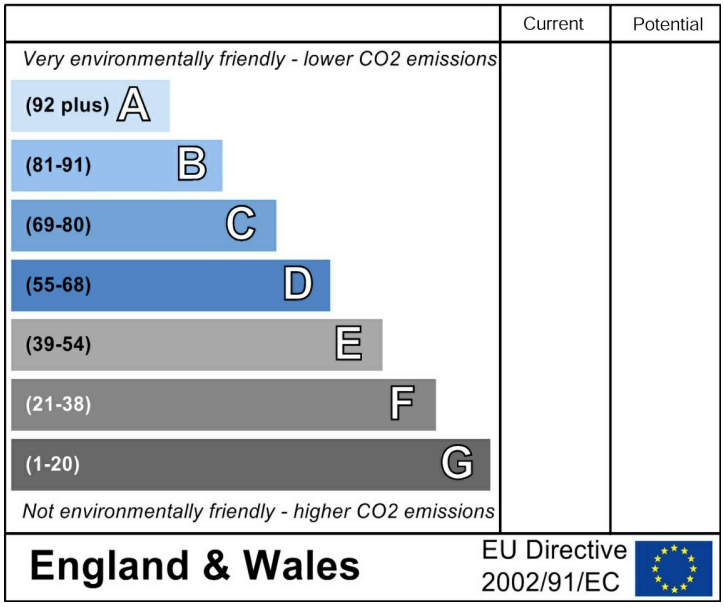
51.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating