

# linkagency

4 Bedroom House - Detached for Sale

£485,000

3 Shepherds Fold, Cranswick, YO25 9YL



## KEY FEATURES

- EXCLUSIVE CUL DE SAC LOCATION OFF SHEEPMAN LANE
- LARGE SOUTH FACING, LANDSCAPED, PRIVATE REAR GARDEN WITH QUALITY OUTBUILDINGS
- EXTENDED TO CREATE A LARGE GARDEN ROOM WITH DUAL FACING LOG BURNER
- LARGE FITTED KITCHEN WITH ISLAND + GRANITE WORK TOPS
- 2 PRINCIPAL BEDROOMS WITH EN-SUITE BATHROOMS
- LARGE FAMILY BATHROOM + 2 OTHER DOUBLE BEDROOMS
- INTEGRATED GARAGE WITH ELECTRIC CAR CHARGER
- SEPARATE LOUNGE WITH CONTEMPORARY LOG-EFFECT GAS FIRE
- POPULAR VILLAGE LOCATION ; AMENITIES CLOSE-BY
- CENTRALLY LOCATED FOR EASY ACCESS TO THE EAST YORKSHIRE COAST, HULL, BEVERLEY & YORK

HEAD OFFICE

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Shepherd's Fold is a quiet, select location in the highly regarded village of Hutton Cranswick, situated off Sheepman Lane, a peaceful, no-through road which leads to open countryside and countryside walks; it is located east of the village centre, which is just a short walk away.

This exceptional detached family home represents a rare opportunity to acquire a modern, extended property that perfectly balances modern functionality with traditional comfort. Occupying a generous and private plot, the residence is approached via a tarmac driveway providing ample off-street parking, complete with an integrated garage and an EV charging point. From the moment you arrive, the quality of the build and the meticulous maintenance of the grounds are immediately apparent.

The ground floor opens into a welcoming entrance hall, featuring warm wood-effect Amtico flooring that continues through much of the primary living space. To the rear of the home lies the true heart of the property: a spectacular open-plan kitchen and dining area designed for both sophisticated entertaining and everyday family life. The kitchen itself is appointed with contemporary cabinetry, high-end integrated appliances, and a striking central island, all with granite work surfaces. A dual facing wood-burning stove set under an oak mantle adds a cozy focal point to both rooms, the kitchen and the magnificent garden room. Bathed in natural light from multiple windows and skylights, this expansive space offers panoramic views of the landscaped rear gardens.

For more formal occasions, the separate lounge provides a tranquil retreat. This beautifully presented room features a focal log effect gas fireplace and elegant decor, with French doors opening directly onto the rear patio to create an indoor-outdoor living experience during the warmer months. Practicality has not been overlooked, with a well-positioned downstairs cloakroom and WC finished with contemporary grey tiling. The ground floor also features a separate utility room with space and plumbing for a washing machine and dryer and a door leading to the rear garden, there is also an interior door to the integral garage which also has extra space and plumbing for a washing machine and drier to the rear of the garage.

The first floor continues the theme of space and light, hosting well-proportioned bedrooms that cater to a growing family. The principal bedroom 1 suite serves as a luxurious sanctuary, featuring a dedicated en-suite shower room with high-quality fixtures and modern tile work. There is a second principal suite /bedroom 2, also with a spacious ensuite shower room. The remaining 2 double bedrooms are served by a family bathroom that invites relaxation, boasting a large corner bath and a bright, airy aesthetic.

Externally, the property is a gardener's delight. The rear garden is notably larger than average, offering a vast expanse of manicured lawn bordered by mature trees and established shrubbery and open countryside views to the rear. The grounds include an expansive roofed timber seating and barbeque area with a built-in store to the side and a separate timber summer house. Several paved seating areas and a feature patio provide the perfect backdrop for alfresco dining, while the privacy and scale of the garden make it an ideal, secure playground for children.

Located within walking distance of the famous village green, local primary school, and the railway station, this home offers a premier lifestyle choice in one of East Yorkshire's most desirable locations. It is a property that must be seen to fully appreciate the scale of the accommodation and the beauty of its private setting.

#### Hutton Cranswick

Hutton Cranswick is a pretty, much sought-after village, which is made up of two conjoined villages. The village of Cranswick has a large, picturesque village green, reportedly the largest in East Yorkshire, with a children's play area and a pond. An annual village show is held on the green along with other family events. The area offers excellent walking routes with many well-maintained public footpaths leading from the village centre offering circular walking routes of varying lengths. Cycling is very popular in the East Riding and East Yorkshire wolds area owing to the existence of a large network of open country roads. Other amenities within this popular village include: a bowls club with bowling green, a post office and general stores; a beauticians, a fish and chip / chinese shop, a prestigious butcher's shop, a village pub; a farm shop and cafe, a garden centre and cafe and 3 car sales/garages. On the outskirts of the village there is a small industrial estate where various small businesses are located. Cranswick also has a thriving methodist church, a WI hall and a well-regarded primary school.

In the smaller village of Hutton there is a church of England, St Peter's; a fishing lake and a sports and recreation centre with tennis courts and a football ground. There are regular sports' activities and clubs held at the WI hall: the Methodist hall and at the Sports and Recreation club. The village offers regular entertainment for residents including: a gardening club, WI meetings, children's activities, film nights and an annual village car boot sale. Local events are advertised in The Bulletin delivered monthly to houses in Hutton, Cranswick and Watton.

The village has its own railway station, located within a 5 minute walk from the property and is ideally located for those wishing to commute to Hull, York or the east coast. The historic town of Beverley can be reached in approximately 10 minutes by train and approximately 15 minutes by car. Hull can be reached by train in approximately 25 minutes or approximately 40 minutes by car. York can be reached in approximately 50 minutes by car. Bridlington is just a 20 minute drive away or can be reached in a similar time by train. The 41, Hull to Bridlington bus runs at the top of the village on the A164, 7am to 11pm, every hour, daily.

#### Entrance hallway

- Bright and welcoming entrance space with a recently fitted partially glazed composite front door
- Wood-effect Amtico flooring
- Staircase leading to the first floor featuring fitted carpet, white painted spindles, and a dark wood handrail
- Access to the lounge, open-plan dining / kitchen with garden room and ground floor WC



### Open plan kitchen

21'0" x 19'4"

- Spacious and appealing, high-spec kitchen area that forms the heart of the home
- Comprehensive range of cream and brown shaker-style cabinetry complemented by granite worktops with integrated appliances including electric hob and extractor unit; double ovens and dishwasher
- Under-unit lighting
- Large central oak-finish island unit featuring curved edges, a breakfast area, and an eye-catching cylindrical stainless steel ceiling extractor with light and pop-up plug
- Feature traditional dark Aga-style electric range cooker
- Recessed down-lights throughout
- Amtico wood-effect flooring flowing seamlessly into the adjoining Garden Room

### Garden Room

12'10" x 19'6"

- Fantastic open-plan extension providing versatile living or dining space
- Amtico wood-effect flooring continued from the kitchen
- Feature modern, dual facing, freestanding log-burning stove situated in the central dividing pillar
- Flooded with natural light via large feature windows and glazed French doors that open directly onto the rear paved patio and large south-facing garden
- Fantastic open-plan extension providing versatile living or dining space
- Wood-effect flooring continued from the kitchen
- Feature modern, freestanding log-burning stove situated within the central dividing pillar
- Solid roof with warrantee

### Lounge

21'0" x 12'

Spacious and beautifully appointed principal reception room

- Fitted carpet in a neutral tone
- Feature fireplace with a light stone-effect surround and a modern inset gas fire
- Wall-mounted lighting
- Glazed double French doors opening directly out to the rear garden

### Utility Room

9'9" x 9'3"

- Door to the rear garden
- Window to the side
- Composite work top
- Space and plumbing for a washing machine
- Door to the garage

### Ground floor WC

Ground floor cloakroom accessed from the entrance hallway

- Wash basin set on cupboard unit with tiled splashback
- Low flush WC
- Tiled flooring
- Chrome towel radiator

### Landing

- Spacious and light-filled galleried landing
- Fitted carpet in a neutral tone
- Feature staircase balustrade with white painted spindles and a contrasting dark wood handrail
- Built-in storage/airing cupboard
- Access to all four bedrooms and the family bathroom

### Bedroom 1

21'0" x 12'

- Exceptionally large super king size principal double bedroom
- Fitted carpet
- Ample space for extensive bedroom furniture, currently showcasing large mirrored wardrobes
- Dressing table area
- Views across south facing open countryside
- Direct access to a private en-suite shower room

### Ensuite to Bedroom 1

6'1" x 8'2"

Modern and stylish shower room

- Corner shower enclosure with curved glass screen and chrome shower fittings
- Contemporary beige vanity unit with large inset wash hand basin
- Matching low flush WC with concealed cistern
- Fully tiled in grey stone-effect tiles (walls and floor)

### Bedroom 4 (2nd ensuite bedroom)

10'4" x 13'9"

- Spacious double bedroom located at the front of the property
- Fitted carpet
- Window with aspect to the front
- Direct access to a large, second private en-suite

### Bedroom 4 ensuite

9'8" x 9'1"

- Unusually spacious second en-suite, offering enough room for a dedicated dressing table/vanity area
- Corner shower enclosure with curved glass screen
- White vanity storage unit with inset wash hand basin
- Low flush WC
- Light grey flooring and partial white wall tiling



### Bedroom 2

13'0" x 9'8"

- Generously proportioned double bedroom
- Fitted carpet
- Window with aspect to the rear garden

### Bathroom

9'2" x 6'11"

- Attractive, beautifully designed family bathroom
- Feature large white corner bathtub with chrome mixer tap
- Dark grey vanity storage unit with inset wash hand basin
- Low, hidden flush WC in matching unit
- Eye-catching patterned floor tiles contrasted perfectly with dark blue painted upper walls and white tiled lower walls

### Bedroom 3

11'6" x 9'4"

Excellent sized double bedroom

- Fitted carpet
- Window with aspect to the rear garden

### Gardens and Exterior

Front:

- Tarmac driveway providing off-road parking for 2 large vehicles or 3 average size vehicles
- Driveway leads to the integral garage
- Brick walling to one side and timber fencing to the other side with gate to the rear

Electric vehicle (EV) charging point installed on the front wall next to the garage

- Rear: To the rear is a truly magnificent, substantial, south facing, private garden, perfect for families and entertaining.
- Immediately outside the Garden Room is a large paved patio area extending across the rear of the property, offering an ideal space for al fresco dining.
- A stepping stone pathway leads from the patio across the expansive, lawn.
- The garden is richly stocked with a wide variety of mature trees, shrubs, and planted beds.
- Summerhouse/garden studio with double glazed doors
- 2 secondary paved seating areas situated towards the bottom of the garden
- The plot backs onto open fields, ensuring a high degree of privacy and a peaceful outlook
- To the side of the property is a large timber framed and roofed entertaining space with a built-in storage shed

### Garage

10'5" x 18'10"

- Interior door from utility room
- Electric roller door
- Sink and plumbing for a washing machine

When you choose a Personal Agent to sell your home, your service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality interior and exterior professional photography as standard

Easy to read floor plans

Listing on major websites including Rightmove, Zoopla and On the Market

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

Regular contact

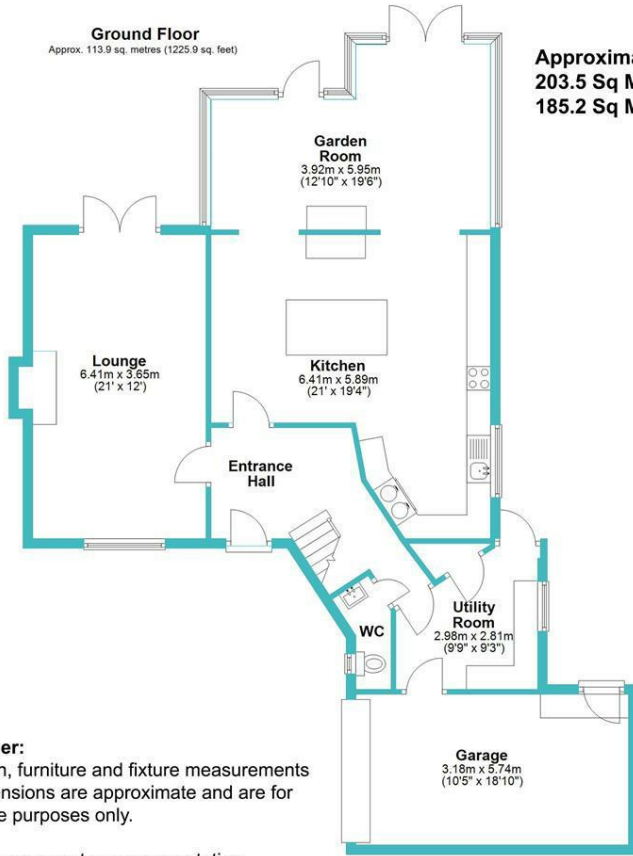
Thorough, attentive, sales progression once a buyer has been found

Negotiations and advice regarding future purchases / rentals of properties

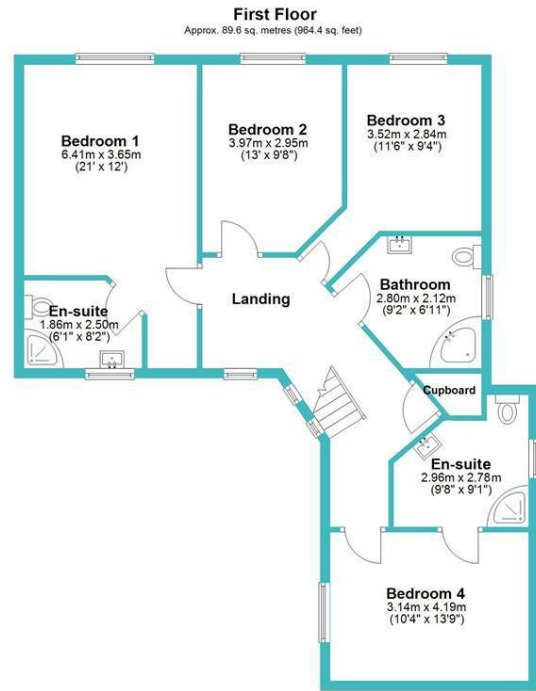
A 24/7 answering service to ensure no leads are missed

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**Approximate Gross Internal Floor Area**  
**203.5 Sq Metres / 2190.3 Sq Feet (Including Garage)**  
**185.2 Sq Metres / 1993.4 Sq Feet (Excluding Garage)**



**Disclaimer:**  
 Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only.

We give no warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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