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White House Farm, Front Street, Wold Newton

Guide Price £490,000



White House Farm Front Street Wold Newton, Driffeld

- Attractive & Imposing Five Bedroom Detached Residence
- Set on a Generous Plot with a Garden Room/Office
- Modern High Specification Breakfast Kitchen
- Three Reception Rooms, Utility & Downstairs Shower Room
- En-Suite to Master Bedroom & Generously Sized House Bathroom
- Garage with a remote controlled door
- Set within the Idyllic Village of Wold Newton

We are delighted to present this attractive and imposing five bedroom detached residence, set within the idyllic village of Wold Newton and offering an exceptional standard of family living.

This elegant home is introduced by a welcoming entrance hall that offers access into three versatile reception rooms, each exuding charm and providing ample space for entertaining, relaxation, or formal dining. The heart of the home is undoubtedly the modern high specification breakfast kitchen, thoughtfully designed with premium fittings and appliances, creating a perfect space for both every-day family meals and more elaborate gatherings. A useful utility room and a stylish downstairs shower room add further practicality and convenience to the ground floor layout. Upstairs, the property continues to impress with five generously proportioned bedrooms, including a sumptuous master suite complete with an impressive en-suite bathroom, ideal for privacy and comfort. The remaining bedrooms are served by a spacious and well-appointed house bathroom, ensuring convenience for all family members.





A standout feature of this home is the versatile garden room, which could be utilised for a variety of purposes including as a home office, offering a tranquil and productive environment for remote working or creative pursuits. The home is set on a generous plot with extensive lawned gardens which could be utilised as a building plot (subject to the necessary permissions) along side a spacious outbuilding/storage and a garage which is accessed via a remote controlled door.

Within the property, attention to detail and a sense of light and space are evident, with tasteful décor and high quality finishes enhancing the overall ambience. This being said, the property does still require some modernisation in some places.

Set in a sought-after village location, this residence is perfectly positioned for those seeking a peaceful lifestyle while remaining in distance of amenities and transport links. With its flexible layout, luxurious features, and superb setting, this is a rare opportunity to secure a truly special family home.

Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Council Tax band: F

Tenure: Freehold



HMRC DISCLAIMER:

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



ACCOMMODATION:

GROUND FLOOR

Entrance Hall 15' 1" x 10' 2" (4.60m x 3.10m)

Sitting Room 18' 4" x 18' 4" (5.60m x 5.60m)

Dining Room 18' 4" x 15' 1" (5.60m x 4.60m)

Breakfast Kitchen/Diner 34' 1" x 11' 2" (10.40m x 3.40m)

Utility/Rear Entrance 7' 3" x 6' 3" (2.20m x 1.90m)

Shower Room 6' 11" x 3' 11" (2.10m x 1.20m)

Garden Room/Sitting Room 20' 4" x 12' 2" (6.20m x 3.70m)

Entrance Hall/Boot Room 9' 6" x 6' 7" (2.90m x 2.00m)

FIRST FLOOR

Landing 23' 7" x 6' 11" (7.20m x 2.10m)

Master Bedroom 16' 1" x 16' 1" (4.90m x 4.90m)

En-Suite to the Master Bedroom 13' 1" x 7' 3" (4.00m x 2.20m)

Bedroom Two 15' 5" x 9' 10" (4.70m x 3.00m)

Bedroom Three 15' 5" x 7' 10" (4.70m x 2.40m)

Bedroom Four 12' 6" x 11' 10" (3.80m x 3.60m)

Bedroom Five/Dressing Room 10' 6" x 8' 10" (3.20m x 2.70m)

House Bathroom 16' 9" x 9' 10" (5.10m x 3.00m)

OTHER:

Garden Room 16' 9" x 9' 6" (5.10m x 2.90m)

Details Prepared TLPF/221225



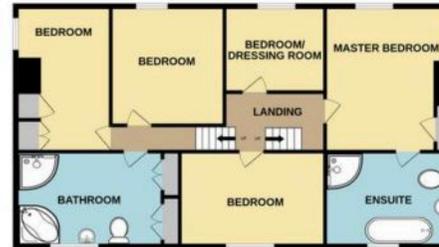




GROUND FLOOR
1565 sq.ft. (145.4 sq.m.) approx.



1ST FLOOR
1116 sq.ft. (103.7 sq.m.) approx.



TOTAL FLOOR AREA : 2681 sq.ft. (249.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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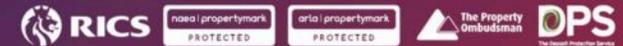
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Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

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