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4 Bedroom Character Property for Sale

£650,000

The Dovecote Main Street, North Dalton, YO25 9XA



KEY FEATURES

- SPACIOUS, INDIVIDUAL, LUXURY NEW BUILD BUNGALOW BY QUALITY BUILDERS, SOVEREIGN BUILD
- PRETTY WOLDS' VILLAGE OF NORTH DALTON
- BESPOKE FITTED KITCHEN WITH QUARTZ WORKTOPS
- OPEN PLAN LIVING/ DINING / SITTING KITCHEN
- UTILITY ROOM
- SUBSTANTIAL, LANDSCAPED PLOT
- SEPARATE DOUBLE GARAGE AND AMPLE PARKING SPACES
- SELECT DEVELOPMENT OF JUST 3 INDIVIDUAL PROPERTIES
- 4 GENEROUS BEDROOMS : 2 WITH EN-SUITES + A LUXURY BATHROOM
- APPROXIMATE DISTANCE IN MILES: YORK 22 ; BEVERLEY 11; POCKLINGTON 8.9; BRIDLINGTON ON EAST YORKSHIRE COAST 19

HEAD OFFICE

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Early bird viewings invited. A fabulous, exclusive, high -specification new build by quality builders : Sovereign Build nearing completion this summer. Tucked away on a generous plot, in a select development of just 3 individual, high-end properties, this unique spacious, 4 bedroom, 3 bathroom bungalow includes a luxury finish throughout .

General description

An exceptional and deceptively spacious detached luxury bungalow , offering stylish and versatile accommodation throughout. Set within generous grounds, this impressive property combines contemporary open-plan living with superb bedroom space and a substantial detached garage.

The heart of the home is the stunning 24ft open-plan kitchen, dining and living area, perfectly designed for modern family life and entertaining, with excellent natural light and direct garden access. A separate utility room and welcoming reception hall add further practicality and flow.

The property boasts four well-proportioned bedrooms, including a magnificent principal suite measuring 20ft with its own en-suite shower room. Bedroom two also benefits from en-suite facilities, while the remaining bedrooms are served by a stylish family bathroom. Bedroom four offers flexibility as a study or extra reception room.

Externally, the home is complemented by a large detached garage and ample parking, to the front, and a generous fenced, wrap around garden to the rear and side where there is a high boundary, brick wall .

A rare opportunity to acquire a spacious and thoughtfully designed home ideal for those seeking flexible modern, luxury living, in a picturesque East Yorkshire Wolds village.

North Dalton and the Wolds

North Dalton is a small, picturesque, Yorkshire Wolds village in the East Riding of Yorkshire. It is a peaceful, country haven, centrally located for convenient access to the region's sought-after towns, cities and villages. It is located about 6 miles northwest of the market town Driffield and 9 miles east of Pocklington. The city of York is approximately 22 miles to the west ; historic Beverley is 11 miles south ; the city of Hull is 19 miles south and the seaside town of Bridlington on the East Yorkshire coast, is 19 miles east .

The village lies in a rural area characterised by rolling hills, farmland, and scenic countryside, typical of the beautiful, unspoilt Yorkshire Wolds.

North Dalton has a rich history, with its roots tracing back to medieval times. Its parish church, All Saints, is a notable feature of the village, dating back to the 12th century. The village is also known for its traditional buildings - much of the village is in a conservation area -and its peaceful environment, make it a quiet, appealing residential retreat. The village benefits from a country pub, the Star Inn, located next to a picturesque pond ; the Inn has a restaurant and bar. The village benefits from a village hall which is available to hire for parties, events and other uses; there's a well equipped kitchen, and full disabled access. It is used for art classes, yoga, dances, music and a variety of community events.

The local economy historically revolved around agriculture, though the village today primarily serves as a prestigious residential area with a community feel. The Wolds' region's tranquility and unspoiled countryside make it a haven for nature lovers and those who enjoy outdoor pursuits, including walking, cycling and horse riding.

The surrounding East Yorkshire Wolds are a range of gently rolling chalk hills in the East Riding of Yorkshire. They stretch from the Humber Estuary in the south to the coastal cliffs at Flamborough Head in the north. Known for their picturesque landscapes, the Wolds feature open fields, dry valleys, wooded areas, and charming villages, making them a popular destination for walking, cycling, and rural tourism.

The Wolds are steeped in history, with evidence of prehistoric settlements, ancient burial mounds, and medieval churches. The area inspired the famous artist David Hockney, who captured its beauty in his landscape paintings.

The Yorkshire Wolds Way, a 79-mile National Trail offers breathtaking views and historic towns along its route including the traditional market towns of Beverley and Driffield.

Entrance hallway

10'1" x 11'9"



Open plan living/dining/ kitchen

19'5" x 24'5"

Large living / dining area

* Multi fold doors to the rear garden

Kitchen spec

* Quooker tap

* Callerton kitchen

* Sahara Waves 20mm quartz worktops

* Siemens iQ700 single oven with activeClean

* Siemens iQ300 177x54 fridge freezer with low-frost bottom freezer

* Bosch fully integrated dishwasher

* Siemens iQ300 80cm induction air-venting hob

* Karndean flooring

Utility room

9'0" x 5'7"

* Karndean flooring

* Fitted Callerton base units

* White belfast Sink

* Space and plumbing for a stacked washer and dryer

Bathroom

9'0" x 5'10"

* Hansgrohe showers

* Large bath with shower over

* Fully tiled

Principal bedroom

20" x 15'

Principal ensuite

3'11" x 11'2"

* Hansgrohe shower

* Part tiled

Bedroom 2

13'2" x 11'2"

Bedroom 2 en-suite

8'7" x 3'6"

* Hansgrohe shower

* Part tiled walls

* Tiled floor

Bedroom 3

9' x 11'2"

Bedroom 4 / Study

12'0" x 11'2"

Double garage

19'2" x 18'7"

* Electric door

* Personnel door

Exterior

* Fully landscaped

* Generous plot

* Seeded lawn

* Large rear patio

* Outside socket

* Outside tap

Extra details

* Callerton kitchen

* Sahara Waves 20mm quartz worktops

* Siemens iQ700 single oven with activeClean

* Siemens iQ300 177x54 fridge freezer with low-frost bottom freezer

* Bosch fully integrated dishwasher

* Siemens iQ300 80cm induction air-venting hob

* Quooker tap

* Karndean flooring to living/ dining/ kitchen and utility room

* Air source heat pump



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***The front image of the bungalow is digitally enhanced to show the finished look.

When you use a Personal Agent to sell your home, your tailor-made estate agency service will include:

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

A personal service, tailor made for you

High quality, professional interior and exterior photography as standard

Easy to read, detailed floor plans

Listing on major websites

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Accompanied viewings for your buyers

An Open House event when appropriate

Regular contact

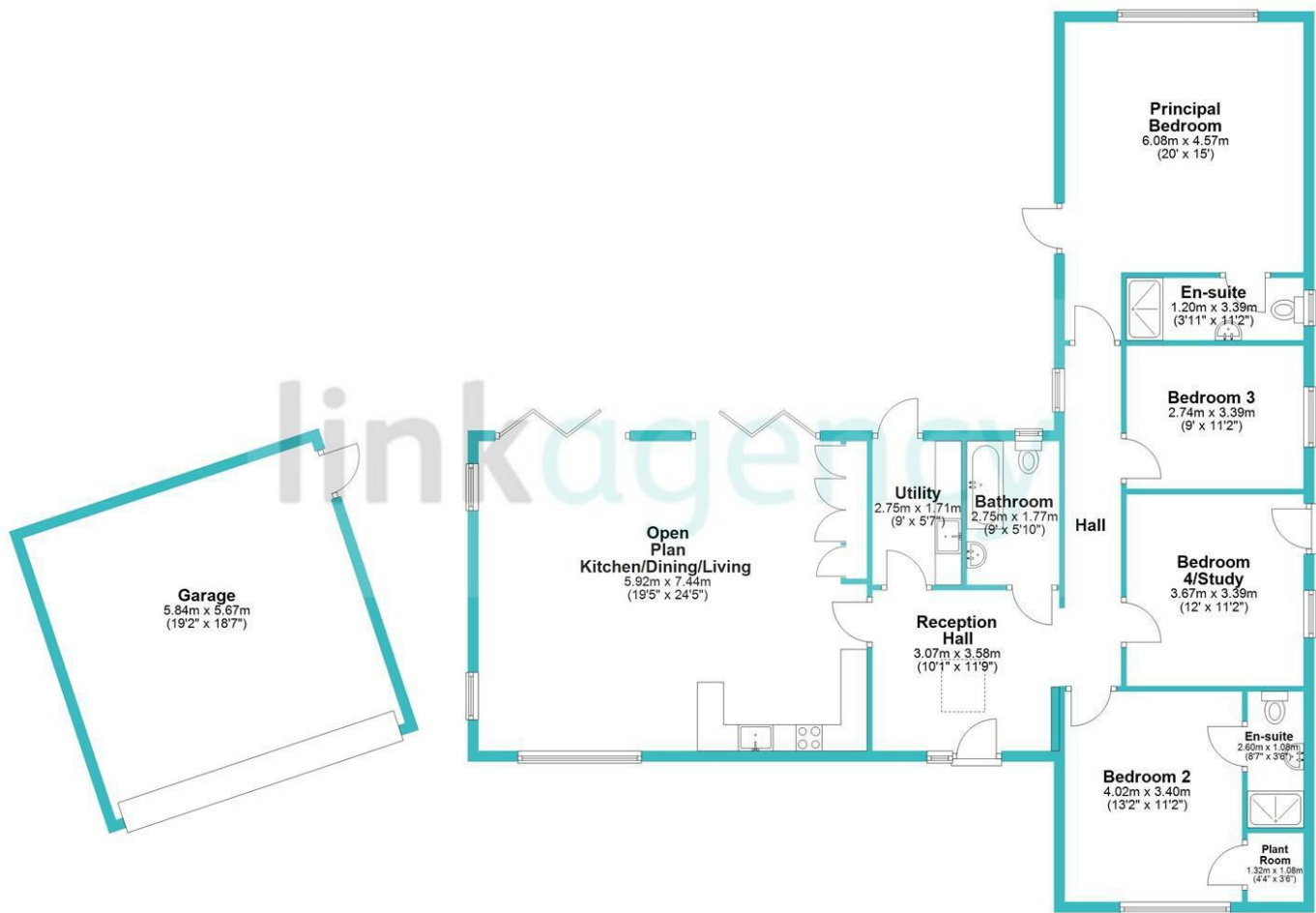
Thorough, attentive, sales progression once a buyer has been found

Negotiations and advice regarding future purchases / rentals of properties

A 24/7 telephone answering service



Floor Plan



Total area: approx. 176.5 sq. metres (1899.4 sq. feet)

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

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