

• Ulllyotts •

EST 1891



2 Cross Lane  
North Frodingham  
YO25 8JY

OFFERS IN THE REGION OF

£375,000

3 bedroom house with 2 bedroom annex, workshop and potential building plot. For Sale as a whole or in separate lots.

• Est. 1891 •  
**Ulllyotts**  
Estate Agents

01377 253456





Annexe



3



2



2



Off Road  
Parking



Gas Central Heating

## 2 Cross Lane, North Frodingham , YO25 8JY

### HOUSE \* ANNEX \* LARGE GROUNDS \* OUTBUILDING/WORKSHOP \* POTENTIAL BUILDING PLOT

A most unusual village property providing potential for multi-generational family accommodation, workshop and potential building plot for a single dwelling. Located within the core of the village and in part within the village Conservation Area.

This spacious property offers versatile multi-generational family living accommodation including:

The main property comprises a family three-bedroom home with a generous lounge, separate dining room, and a well-appointed breakfast kitchen. The first floor features three good-sized bedrooms, a family bathroom, and a useful dressing area.

Adding further appeal is a self-contained two-bedroom annex complete with kitchen and bathroom-ideal for extended family, guests, or potential short term letting (Airbnb), subject to minor adaptations.

The plot as a whole is extensive with plenty of off-street parking and gardens.

In addition, there is a potential building plot suitable for a detached three-bedroom house, subject to consents.

For sale as a whole or potentially in separate lots, by negotiation.

#### NORTH FRODINGHAM

North Frodingham is a rural village with a blend of period cottages and modern family homes located about 6 miles from the market town Driffield and ideally located for easy access to town, country or coast. Village amenities include a primary school, committee centre with sports field, Cherry's Country Hardware Store and fuel station, Blue Post Public House, motor engineers, church dedicated to St. Elgin's and Frodingham, landing for sailing crafts accessing the River Hull and Driffield Canal. Just down the road is the village of Brandesburton with clay pigeon shooting ground, water sports, bowls et cetera.





Entrance Hall



Lounge



Dining Room



Dining Room

## Accommodation

Entrance to the property is via a wood-effect glazed uPVC door into:

### ENTRANCE HALL

Featuring a radiator, coving, stairs rising to the first-floor landing, and a door leading in to the lounge.

### LOUNGE

27' 6" x 13' 10" (8.40m x 4.24m)

The spacious lounge benefits from windows to both the front and side elevations, allowing plenty of natural light, and features two radiators, coving, and wall lighting. The main focal point of the room is a large stone feature fireplace with space for an electric fire and display areas for ornaments or photo frames. Additionally, there is a useful storage cupboard with a window to the rear. Door leading through to:

### DINING ROOM

13' 9" x 9' 10" (4.21m x 3.01m)

Featuring sliding doors to the side elevation, providing easy access to the outside and plenty of natural light. It also includes coving, a radiator, and, as in the lounge, a striking stone fireplace that serves as the room's main focal point. A door leads conveniently through to:

### BREAKFAST KITCHEN

22' 11" x 9' 0" (6.99m x 2.75m)

The spacious breakfast kitchen offers excellent potential and is now in need of some modernisation. It features two windows to the side elevation, a range of wall, base, and drawer units with worktops over, tiled splashbacks, and tiled flooring to the kitchen area. There is a double stainless steel sink, space for an oven with a fitted extractor fan above and a radiator. The room also provides space for a dining area, ideal for casual meals. An archway leading directly into the annex.

### FIRST FLOOR LANDING

The first-floor landing is generously sized and provides access to all rooms. It benefits from two radiators and windows to both the front and side elevations, allowing plenty of natural light to flow through the space.

### BEDROOM 1 12' 10" x 10' 11" (3.93m x 3.33m)

Featuring a window to the front elevation, coving, a radiator and fitted wardrobes with mirrored doors, offering ample hanging space and shelving for storage.

### BEDROOM 2 11' 11" x 10' 7" (3.64m x 3.23m)

The second bedroom is an internal room featuring a window overlooking the landing. It includes fitted wardrobes with hanging space and shelving, as well as a radiator for comfort.



Kitchen



Kitchen



First Floor Landing



Bedroom 1

### BEDROOM 3 11' 11" x 9' 10" (3.65m x 3.02m)

Offering a window to the side elevation, coving, a radiator, and fitted wardrobes with mirrored doors and hanging space.

### SHOWER ROOM 9' 6" x 7' 3" (2.92m x 2.21m)

The shower room is enhanced by tiled flooring with electric underfloor heating and partially tiled walls. It features a contemporary vanity wash hand basin, WC and a corner shower cubicle with a built-in seat and jets. The space is further complemented by inset spotlighting, a heated towel ladder, a loft hatch.

Opening leading to:

### DRESSING ROOM 10' 6" x 6' 10" (3.22m x 2.09m)

A convenient dressing room, accessed directly from the shower room. Thoughtfully equipped with a vanity space, drawer storage and a light-up mirror.

It features a window to the rear elevation, an airing cupboard for storing linen and towels and also houses the gas central heating boiler.

### THE ANNEX

The Annex has its own door but is linked to the main house.

The accommodation includes:

### KITCHEN 14' 11" x 9' 7" (4.57m x 2.94m)

The kitchen is fitted with a range of wall, base and drawer units with a worktop over and tiled flooring. A stainless-steel sink and drainer is positioned beneath a window to the side elevation and a uPVC glazed door providing the main access to the annex. Additional features include a wall-mounted gas central heating boiler, a radiator and a loft hatch.

### BEDROOM 1/SITTING ROOM

19' 3" x 8' 11" (5.88m x 2.73m)

The main bedroom could also serve as a sitting room if a second bedroom is not required. This versatile space benefits from a uPVC door leading out to the courtyard, a high-level window and a radiator.

### BEDROOM 2

15' 0" x 9' 0" (4.58m x 2.76m)

The second bedroom benefits from a uPVC door to the rear, a high-level window, coving, a radiator and a vanity wash hand basin with a fitted mirror.





Bedroom 2



Bedroom 3



Shower Room



Dressing Room

### BATHROOM 7' 9" x 6' 0" (2.37m x 1.83m)

The bathroom is well presented and features a large vanity wash hand basin and WC with ample storage for toiletries. A heated towel ladder adds comfort, while a step leads to a raised area with a jet bath and a window to the rear elevation. Wet wall panels provide a low-maintenance and stylish finish.

### WORKSHOP

30' 10" x 15' 2" (9.40m x 4.64 [min]m) (43.62 m<sup>2</sup>). Brick with pitched tiled roof with doors to Cross Lane, rear door and south facing side windows. Repair pit. This was last used as an electricians workshop and store.

### OUTSIDE

There is extensive vehicle access and parking from the road.

The whole site is extensive and has potential for a variety of uses from a large garden with parking to a more commercially based venture.

There is potential residential development by way of a building plot subject to usual permissions first being obtained for the site of an old Chapel (see following plans). The workshop also has potential for conversion to a one bedroom dwelling with living accommodation or as an annex or extension to the house.

In all, a very rare opportunity to acquire a hugely individual property with the potential to satisfy the requirements of a wide variety of buyers.

### FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate

### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

The property benefits from partial uPVC double glazing throughout.

### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

### SERVICES

All mains either connected or available in the village (single phase electricity).



Annexe Kitchen



Annexe Bedroom 1



Annexe Bedroom 2



Annexe Bathroom

## COUNCIL TAX

Band B.

## ENERGY PERFORMANCE CERTIFICATE

Rating D.

## NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

## VIEWING

Strictly by appointment with Ulllyotts 01377 253456 – Option 1.

Regulated by RICS

The digitally calculated floor area is 203 sq m (2180 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Ground Floor



Floor 1



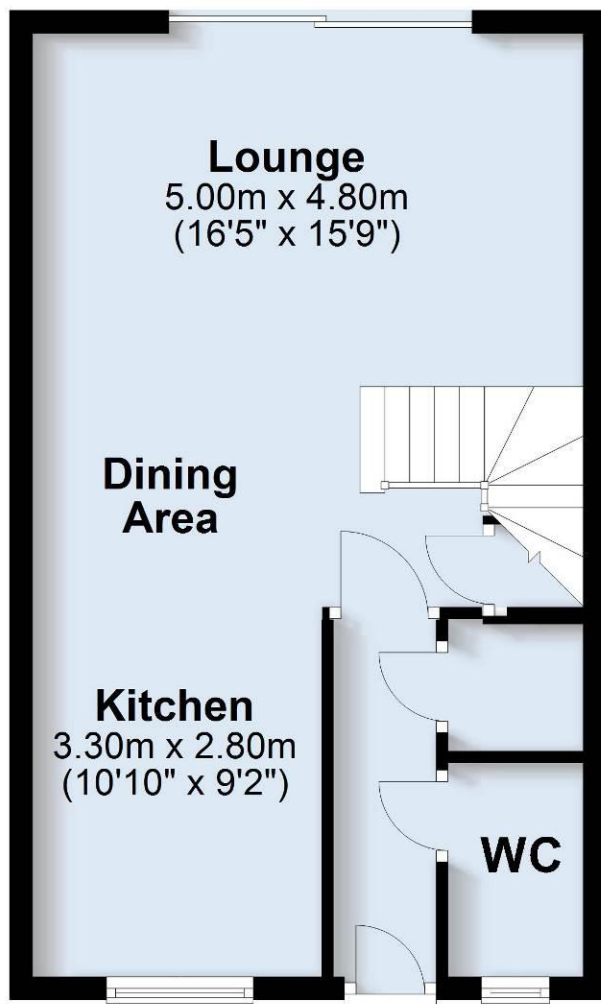
Floorplan for potential building plot -  
for guidance purposes only and subject to formal consents being granted

Total frontage to workshop – 10.70 metres

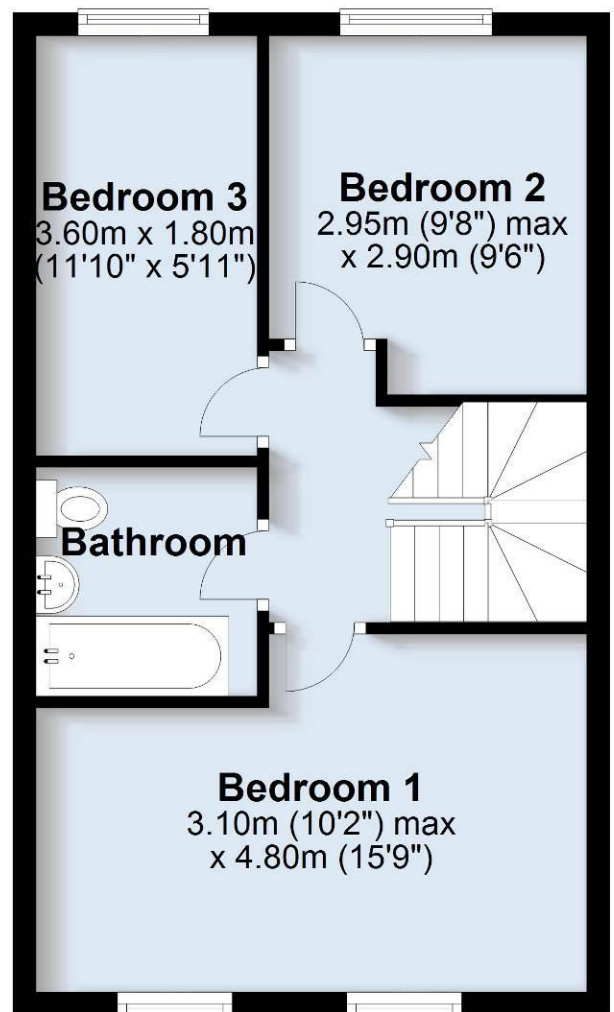
Plot frontage to access – 7.25 metres

Access width – 3.45 metres

## Ground Floor



## First Floor





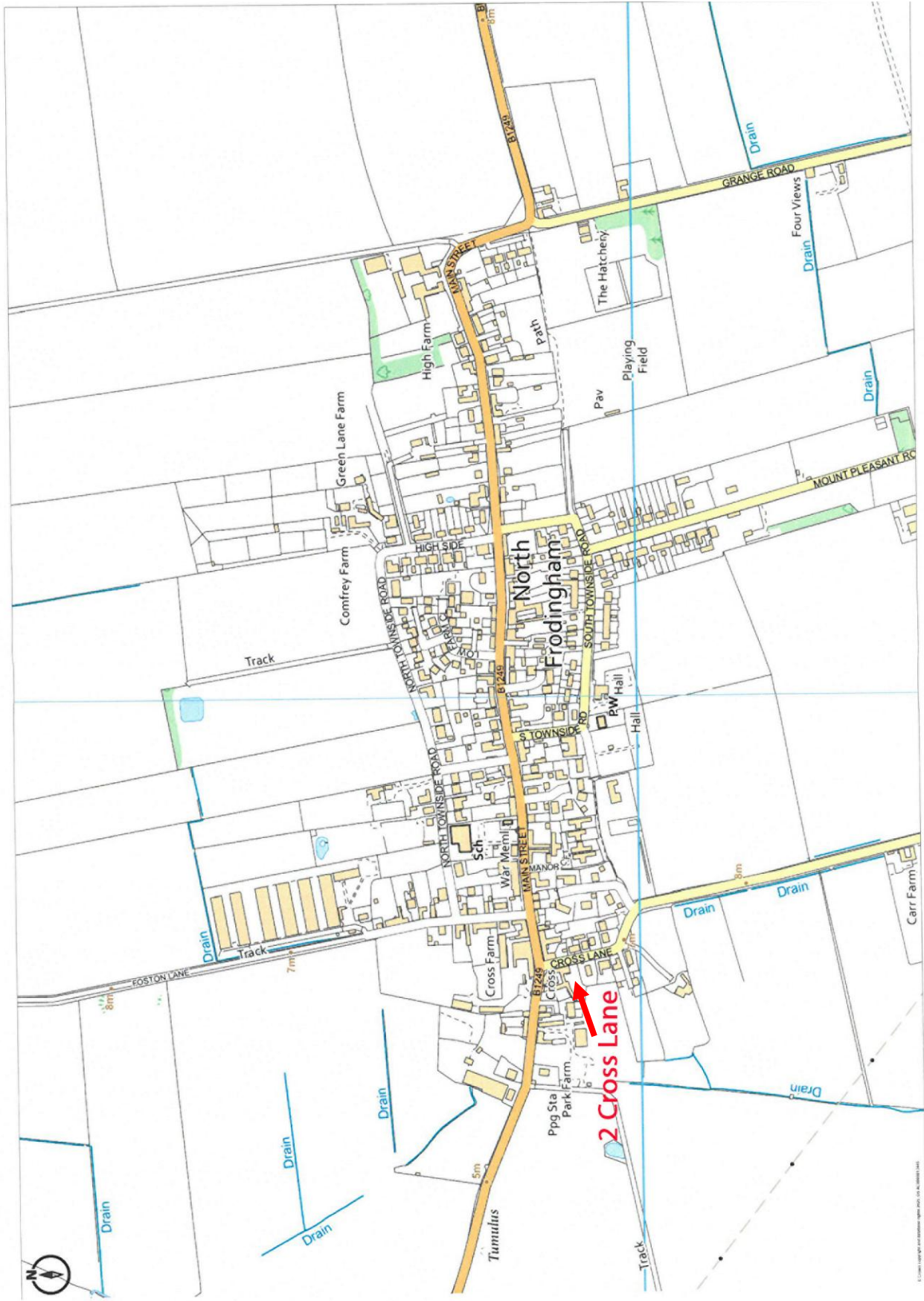
Site Plan of the whole property showing potential residential building plot

2 Cross Lane, North Frodingham, Driffield, East Yorkshire, YO25 8JY

**Promap**  
 ● LANDMARK INFORMATION

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Plotted Scale - 1:500. Paper Size - A4

This map was created by Ulllyotts, 64 Middle Street South, Driffield, East Yorkshire, YO25 6QG





# Testimonials

*Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.*

*Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.*

*A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.*

*The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team.*

*From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.*

*A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!*

▪ Est. 1891 ▪  
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