



West End, Driffield YO25 4RR

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EXCLUSIVE



# West End, Driffield YO25 4RR

Nestled in the charming West End of Kilham, Driffield, this exquisite house is truly a real gem. Boasting an impressive open plan layout, the property seamlessly blends modern living with traditional features, creating a warm and inviting atmosphere throughout.

Set within approximately 4.5 acres of land, with views over the Yorkshire Wolds, this lovely equestrian lifestyle property provides a rare opportunity for those seeking space and tranquillity. The expansive grounds include a vegetable garden, paddocks for the ponies, manage for schooling and training, with outbuildings, which are currently used as stables but can be utilised for various purposes, whether for storage, hobbies, or even potential development.

The stunning master suite offers a private retreat, perfect for unwinding after a long day, the bedroom and bathtub having beautiful field views. This has the potential to be made into a self-contained annex if it was needed.

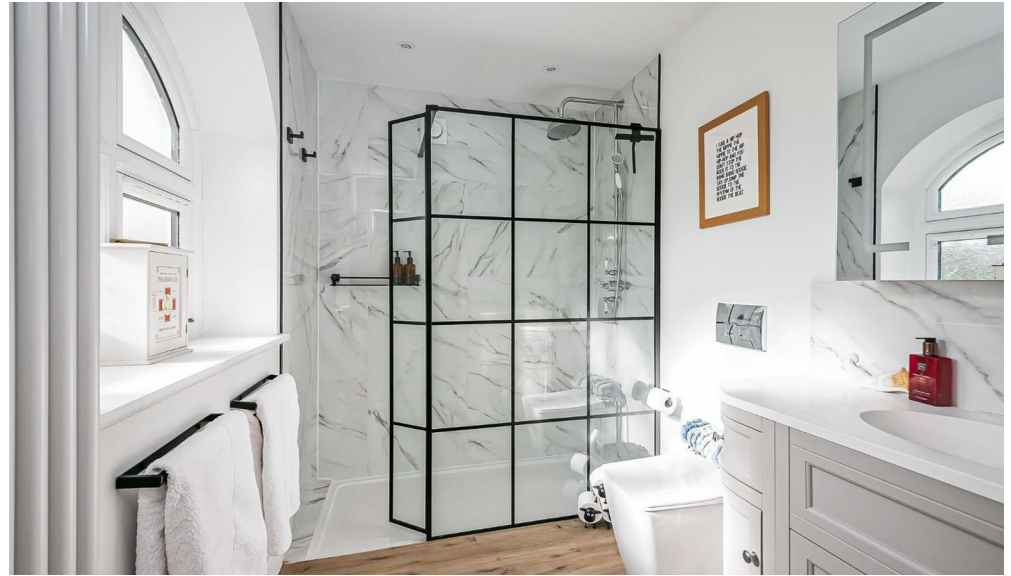
The house comprises of three well-appointed bedrooms each with bathrooms, which act as en-suite to the bedrooms, ensuring comfort and convenience for families or guests. There is an additional office space which can also be used as a fourth bedroom.

Parking will never be an issue here, as the property accommodates up to ten vehicles, which along with the spacious living areas, make it ideal for families or those who enjoy hosting gatherings.

This delightful home in Kilham is not just a place to live; it is a lifestyle choice, offering a perfect blend of space, comfort, and character. Do not miss the chance to make this remarkable property your own.

\*The Property has a significant amount of land and amenities included in the price, approximately 4.5 acres with stunning views, outbuildings and expansive vegetable garden. If required, the house can be purchased with less land and a reduction in the price would be made to reflect such deductions.\*





**Entrance Hall**

Wooden front door, wooden flooring, under stairs cupboard, radiator, power points, with stairs ascending to the first floor landing.

**Downstairs Cloakroom**

Double-glazed window to the front aspect, low flush WC, wash hand basin with vanity unit, shower enclosure with mains shower, heated towel rail.

**Office/Bedroom 4**

Double-glazed window to the front aspect, fitted wardrobe, radiator, TV point and power points.

**Kitchen/Dining/Living Room**

Double-glazed windows to the side and rear aspect, velux to the rear aspect, Amtico flooring, range of wall and base units with roll top work surfaces, island unit with breakfast bar feature, sink and drainer unit, tiled splashback, integrated dishwasher, integrated fridge, integrated wine cooler, electric oven with skillet and gas hob with wok ring, extractor hood, radiator and power points.

**Lounge**

Double-glazed windows to the side aspect, french doors onto the garden,

Amtico flooring, King post truss and beamed ceiling, open feature fireplace, with a secret escape that lies behind the magic mirror, TV point and power points.

**Utility**

Wooden stable door, double-glazed windows to the front, side, and rear aspect, stone floor, beamed ceiling, range of wall and base units with roll top work surfaces, space for washing machine, space for tumble dryer, space for fridge/freezer, power points.

**Orangery**

French doors to the rear aspect, double-glazed windows to the side aspect, log burning stove, radiators, TV point and power points.

**Annexe landing**

Double-glazed window to the side aspect, clock cupboard, and radiator.

**Bedroom 1/Annex**

This beautiful master suite has a shower room and dressing room and also houses its own separate boiler. Double-glazed french doors and windows to the rear aspect, velux windows to the side aspect, free standing bath with mixer taps and shower attachment, radiator.



#### **Dressing Room**

Double-glazed window to the side aspect, fitted units with hanging space and drawers.

#### **En-Suite**

Shower room en-suite for bedroom 1, with double-glazed window to the front aspect, walk in double shower, low flush WC, wash hand basin with vanity unit.

#### **First Floor Landing**

Gallery landing with double-glazed window to the front aspect, loft access, radiator and power points.

#### **Bedroom 2**

Double-glazed window to the front and side aspect, beamed ceiling, fitted wardrobes, radiator and power points.

#### **En-Suite**

Bathroom adjoining bedroom 2, double-glazed window to the rear aspect with fantastic views, beamed ceiling, tiled flooring, fully tiled



shower cubicle with multi-jet jacuzzi power shower, low flush WC, wash hand basin with vanity unit, free standing bath with mixer taps and shower attachment.

#### **Bedroom 3**

Double-glazed window to the rear aspect, beamed ceiling, fitted wardrobes, radiator and power points.

#### **En-Suite**

Bathroom adjoining bedroom 3, velux to the rear aspect, low flush WC, wash hand basin with vanity unit, shower cubicle, radiator, shaving point and extractor fan.

#### **Garden/Land**

There is side access to the garden which has lovely views of rolling hills. The property sits within approx. 4.5 acres of paddock land and garden which is mainly laid to lawn. There is a side vegetable garden with greenhouse, an area which has planning permission for a manège area, a large patio area for entertaining, outside tap and outside lighting.



### **Garage**

Double garage with wooden open out doors, doors to the side aspect, power and lighting.

### **Wooden Stable Block**

Wooden stable block with four stables of even size and a tack room.

### **Additional Information**

The Property has a significant amount of land and amenities included in the price, approximately 4.5 acres with stunning views, outbuildings and expansive vegetable garden. If required, the house can be purchased with less land and a reduction in the price would be made to reflect such deductions.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

# West Meadows, West End, Kilham, YO25

Approximate Gross Internal Floor Area = 455.0 sq m / 4898 sq ft  
(Including Garage & Outbuilding)

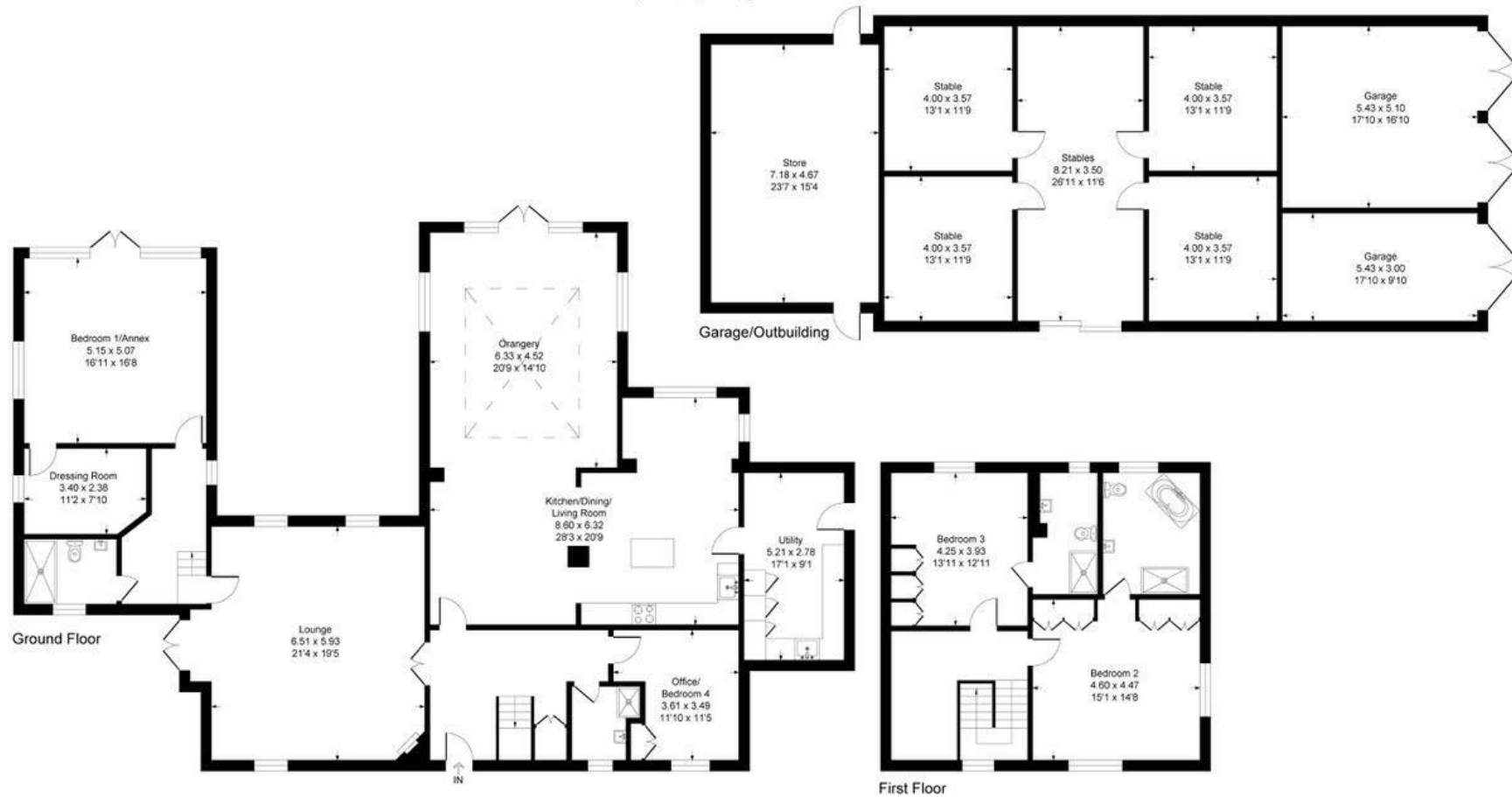


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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>66</b>	<b>74</b>
England & Wales	EU Directive 2002/91/EC

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Beverley -  
01482 861411 <https://www.hunters.com>

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