



Wold Road, Driffield YO25 4LD

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Approached via an impressive sweeping driveway and set within beautifully maintained grounds, this hidden gem offers a rare combination of grandeur, versatility, and tranquillity. Designed to embrace both refined family living and exceptional lifestyle opportunities, this property provides a main house of outstanding scale and character, accompanied by additional income-generating and leisure facilities, all surrounded by rolling countryside views. The principal home showcases four elegant reception rooms, each thoughtfully designed to balance comfort with sophistication. Whether hosting formal gatherings, enjoying relaxed family evenings, or working from home, the spaces flow effortlessly while maintaining distinct character. The heart of the house is the striking kitchen, featuring a substantial central island and bespoke cabinetry, designed to inspire culinary creativity and social interaction alike. A large utility room adds valuable practicality for day-to-day living. Upstairs, five generously sized bedrooms provide outstanding accommodation, four of which are accompanied by beautifully appointed en-suite bathrooms, ensuring privacy and luxury for both family and guests. A further family bathroom serves the remaining bedrooms, all of which are light-filled and enjoy views over the grounds.

Adding a rare dimension to this estate are three separate self-contained holiday lets, offering flexible options for extended family, guest accommodation, or the potential for a premium hospitality business. Two dedicated games rooms extend the property's lifestyle appeal, providing versatile leisure spaces ideal for recreation or conversion to suit individual requirements. Externally, the property is set in approximately 2.38 acres and the appeal continues with a heated outdoor swimming pool set within landscaped gardens. Additional outbuildings offer extensive storage, five car garage with a large loft space and ample parking to the front.





Entrance hall

Wide and welcoming entrance hall, feature floor to ceiling pillars with curved staircase leading to the first floor.

Lounge

Large dual aspect windows with rolling field views to the front and over the courtyard to the side, feature fireplace and double doors leading to the dining room.

Formal dining room/ Drawing Room

Large windows to the front aspect, double doors to the side leading onto a patio area and a feature fireplace.

Study/Library

Bespoke fitted furniture wraps around the room with fire place and Large feature bow windows overlooking the garden.

Kitchen

Bespoke fitted kitchen with feature island, offering various integrated appliances and AGA cooker, ample storage with steps leading into the breakfast room.



Dining room/breakfast room

Large window to the side aspect, with feature fireplace and split level stairs leading to kitchen.

Utility Room

Adjacent to the kitchen is a spacious utility space with built in units.

Second utility Room

With bespoke fitted units and space for integrated appliances.

Downstairs toilet

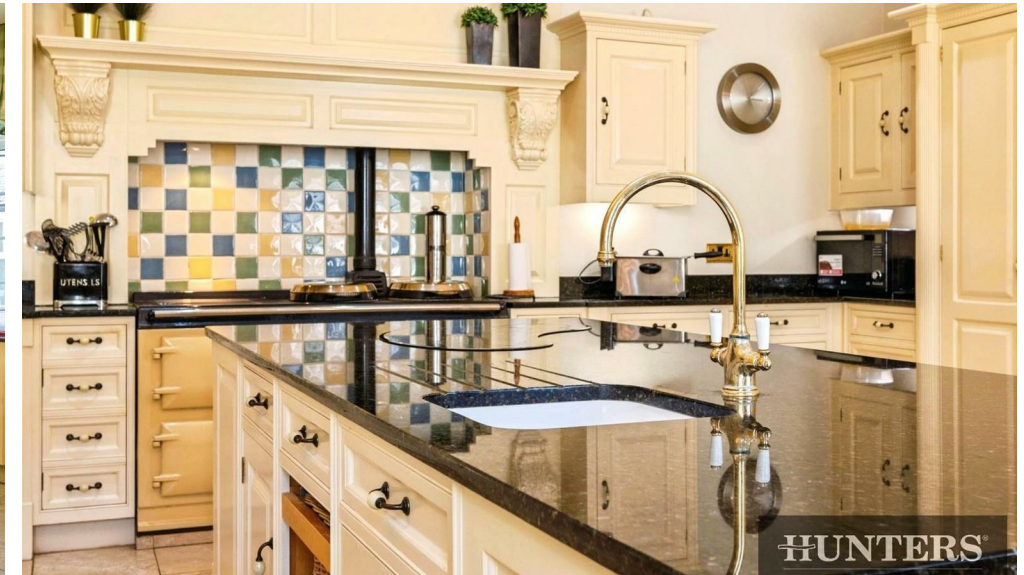
Sleek feature toilet and sink with modern tilework.

Boot room

A large boot room is a fantastic edition to the storage that is offered in the property.

Master bedroom suite

Master bedroom with French doors leading onto the balcony, dual aspect window, walk in wardrobe and sleek modern four piece ensuite with built in television at the foot of the bath.



Bedroom 2

A good sized double bedroom with large feature window overlooking the garden and ensuite shower room.

Bedroom 3

A good sized double bedroom with large feature dual aspect windows to the side and front, UPVC French doors leading to the balcony and ensuite shower room.

Bedroom 4

A good sized double bedroom with large feature window to the front with rolling wolds views and ensuite shower room.

Bedroom 5

A good sized double bedroom with large feature window.

Family Bathroom

Cottage 1

Attached to wold house yet self contained is offered this four bedroom cottage, light & spacious throughout.

Cottage 2

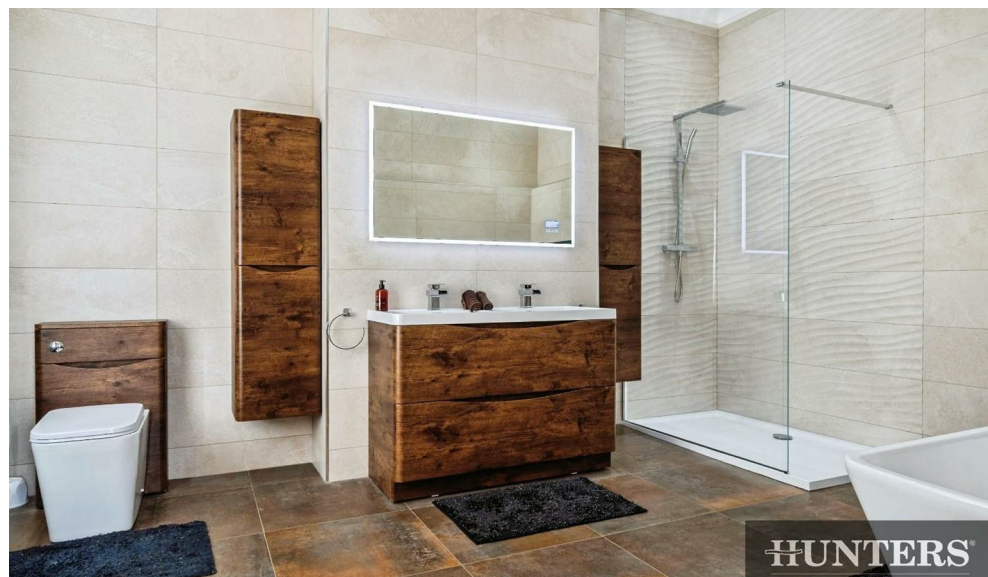
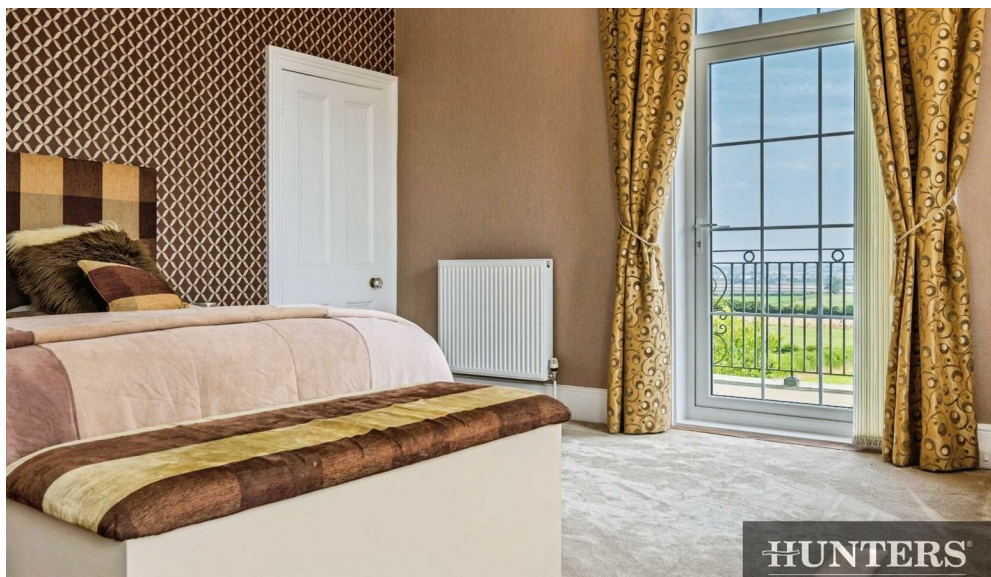
A five bedroom spacious cottage currently used as a holiday let with good sized kitchen/diner and light living room.

Cottage 3

Separate to the other properties with its own private courtyard, this bungalow offers open plan living kitchen/diner with four good sized bedrooms.

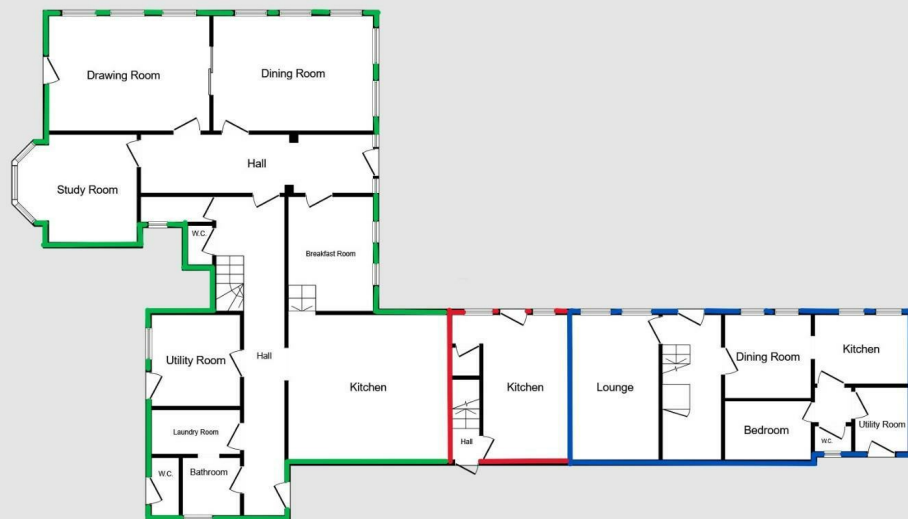
Externally

Well maintained gardens wraps around the property, with added benefit of two games rooms, various outbuildings, larger than average five car garage space benefiting from an external staircase leading to large loft space subject to relevant consents could be converted into a two bedroom apartment , heated outdoor swimming pool, various patio areas and ample off road parking.



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.

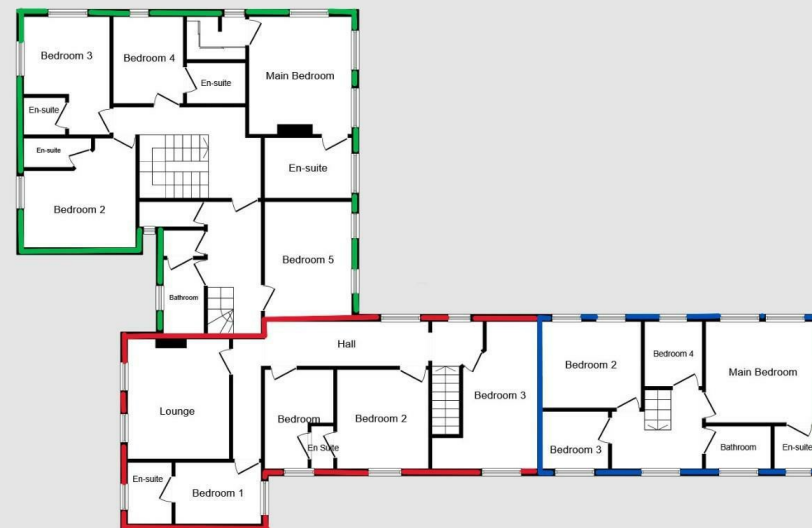
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Floor Plan
Ground Floor

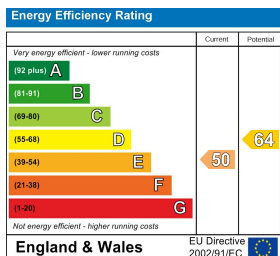
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Floor Plan
First Floor

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