

# linkagency

4 Bedroom Bungalow - Detached for Sale

£495,000

6 Main Street, Watton, YO25 9AW



## KEY FEATURES

- PART EX WELCOME: COMPLETELY RENOVATED AND EXTENDED BY AWARD WINNING LOCAL BUILDERS
- OVER 1600 SQUARE FEET OF LIVING SPACE + A LARGE SEPARATE GARAGE SUITABLE FOR A VARIETY OF USES
- LANDSCAPED 1/3 ACRE PLOT INCLUDING DRIVE IN, DRIVE OUT DRIVEWAY
- LUXURY KITCHEN WITH QUARTZ WORKTOPS AND INTEGRATED APPLIANCES
- SEPARATE UTILITY ROOM + EXTRA GUEST WC
- SPACIOUS OPEN PLAN LIVING AREA WITH 2 SETS OF MULTI FOLD DOORS AND GARDEN VIEWS
- PRINCIPAL BEDROOM WITH AN ENSUITE
- 4 DOUBLE BEDROOMS
- LUXURY 4 PIECE , FAMILY BATHROOM
- RURAL VILLAGE ; PROXIMITY IN MILES: BEVERLEY 6, DRIFFIELD 6, HULL 15, BRIDLINGTON 18, YORK 30

### HEAD OFFICE

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Located in the pretty, tranquil village of Watton this completely renovated and extended true bungalow offers generously proportioned, high-specification, well-planned accommodation throughout. The property has undergone a complete renovation by local craftsman builders, Liebre Developments and has been significantly extended to create over 1600 square feet of luxury finish, bright and airy, spacious living with a contemporary feel . The bungalow which will have the look and feel of a “new build” home includes 4 double bedrooms; the principal bedroom features an ensuite shower room, as well as a luxury 4 piece bathroom which serves the other 3 double bedrooms. The central hub of this fabulous countryside bungalow, is a luxury kitchen with quartz work tops and integrated appliances, which is open plan to a dining room, leading to an impressive, large living area with 2 sets of multi-fold doors overlooking the, third of an acre, rear garden with open countryside views. There is also a separate utility room and a guest WC.

The property is approached via a walled and pillared, drive-in / drive out large, gravel driveway and there is ample block-set parking space to the side leading to a large garage with an electric door.

Watton is an ideal place to live for those who enjoy the countryside. There are country walks close-by following field paths, hedgerows and small streams connecting the village with Hutton Cranswick and Kilnwick .



Computer Graphic Image for style and design purposes, colours will vary



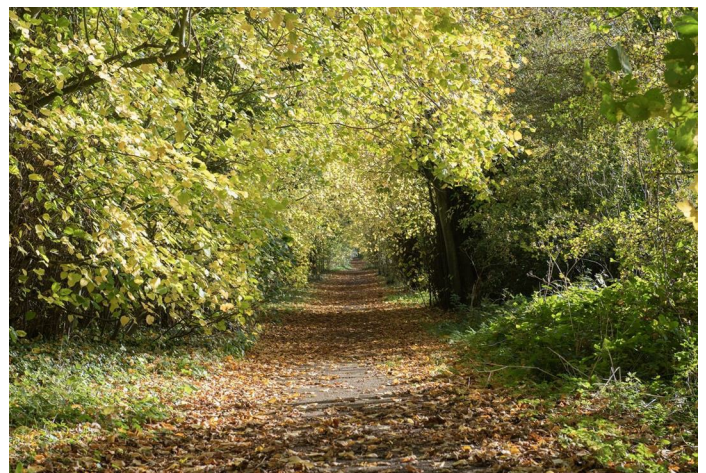
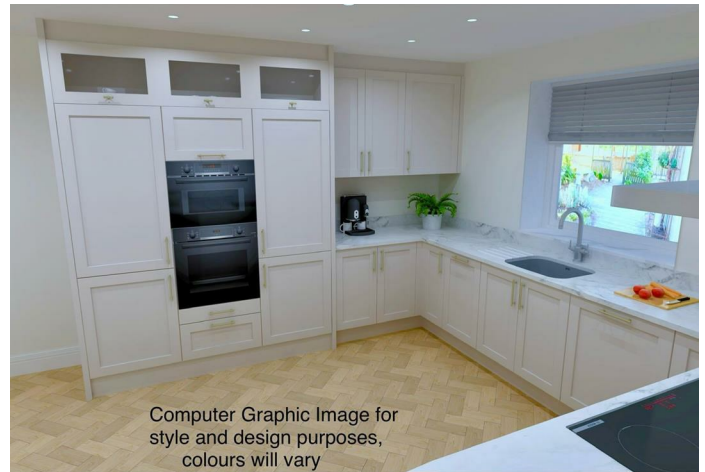
## Watton and surrounds

Many people are drawn to the area for its tranquillity, yet proximity to Beverley, Driffield, the Wolds countryside and its many picturesque villages. It is also within easy reach of the East Yorkshire coast, approximately a 30 minute drive away and the cities of York -approximately 47 minutes by car - and Hull, 26 minutes by car. For those wishing to use public transport, there are regular trains from Hutton Cranswick which lies on the Scarborough to Hull line, and the 41 bus route, with hourly buses, is just a 2 minute walk from the property; there are stops anywhere between Hull and Bridlington including Beverley, Cranswick and Driffield.

Watton is an ideal place to live for those who enjoy the countryside. There are country walks close-by following field paths, hedgerows and small streams connecting the village with Hutton Cranswick and Kilnwick. The landscape is peaceful and largely unchanged, offering a sense of rural isolation yet remaining conveniently close to larger towns like Beverley and Driffield. The area is also popular with cyclists owing to the many scenic, quiet village roads accessed via the village.

It is a small, quiet, rural village which lies off the A164 road, around 6 miles north of Beverley and 6 miles south of Driffield, surrounded by gently rolling farmland, open fields and quiet lanes, typical of the East Riding countryside. The village offers a peaceful rural setting, combining the charm of an old English village with close access to the larger nearby settlement of Hutton Cranswick (approximately a 2 minute drive, or a 30 minute walk, or short bus ride away) where there are many amenities including: a farm shop and cafe; a takeaway; a garden centre and cafe; a Spar mini market with a post office; a beauticians with a nail salon; a butchers shop; The White Horse village pub; various sports facilities including a bowls club and sports and recreation centre; a WI Hall, as well as a highly regarded primary school.

Watton has a long and fascinating history. The village was once home to Watton Priory, a Gilbertine double monastery founded around 1150 by Eustace fitz John. Its remains form part of a private house located next to the historic village church of St Mary's, which serves the local community as part of a wider benefice which includes Hutton Cranswick, Skerne, and Beswick.



## Summary details

Part exchange is available.

The renovated and extended bungalow by Award winning local builders, Liebre developments features :

Over 1600 square feet of high-specification, new-build standard, living space

A large separate garage

A third acre landscaped plot to include a rear patio and a block set multi-vehicle parking area to the side

A drive in, drive out , gravel driveway with a walled and pillared frontage

A luxury kitchen with quartz worktops and integrated appliances including a dishwasher, fridge freezer and dual ovens

A separate utility room

An extra guest WC

A spacious open plan living area with 2 sets of multi fold doors and garden views

4 double bedrooms

Bedroom 1 features a luxury ensuite

A luxury 4 piece , family bathroom

Quality composite doors and windows

A large garage with an electric door and composite personnel door and double glazed window to the side overlooking the garden : suitable for a variety of uses such as a gym, yoga studio, work shop or home office

## Personal Agent Jayne at Link Agency

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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

Regular use of social media especially Facebook and Instagram

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

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**Disclaimer:**  
Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. We give no warranty or representation as to the accuracy and completeness of the floor plan.



Energy Efficiency Rating		
	Current	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>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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