



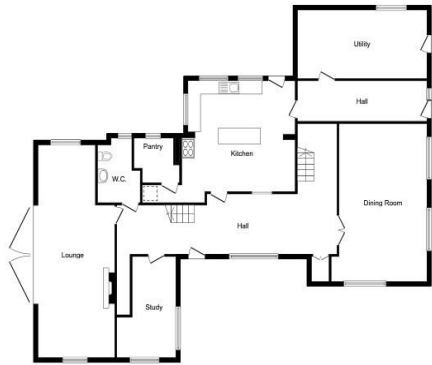
Main Street, Beeford Driffield YO25 8BD

Welcome to

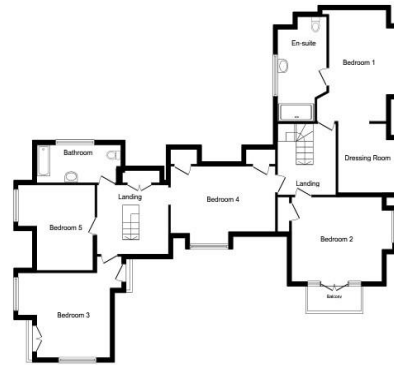
Main Street, Beeford, Driffield

Individually designed five-bedroom detached home set in approx. four acres with stables, barn, and exceptional eco-friendly features, located in a secluded village setting.

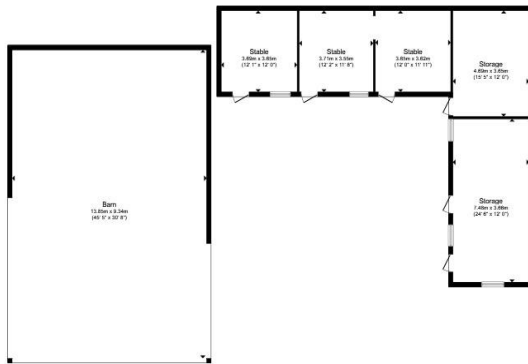




Ground Floor



First Floor



Outbuilding

Total floor area 529.5 m² (5,699 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Description

To the first floor, twin landings lead to five spacious double bedrooms, including a superb principal suite with en suite facilities, complemented by a well-appointed house bathroom. The layout offers flexibility and could easily be adapted to create separate living zones if required. Externally, the property continues to impress with a stable block comprising five individual units and a tack room, opening onto a fold yard area-ideal for equestrian use. A substantial barn provides extensive dry storage, adding to the property's versatility. This eco-friendly home benefits from a ground source heat pump, solar panels with battery storage, underfloor heating throughout the ground floor, and a comprehensive CCTV security system, ensuring both efficiency and peace of mind. A rare opportunity to acquire a distinctive home offering space, privacy, and lifestyle potential in a highly desirable setting.

Reception Hallway

Cloakroom/WC

Study/Snug

Lounge

Breakfast Kitchen

18' 1" x 16' 4" (5.51m x 4.98m)

Rear Lobby

Utility Room

20' 6" x 10' (6.25m x 3.05m)

Landing

Master Bedroom

16' 5" x 11' 10" (5.00m x 3.61m)

Dressing Room

En Suite Shower Room

Bedroom Two

Bedroom Three

16' including wardrobes x 12' 5" Plus door entrance (4.88m including wardrobes x 3.78m Plus door entrance)

Bedroom Four

12' 7" x 12' 6" narrowing to 8' 5" (3.84m x 3.81m narrowing to 2.57m)

Bedroom Five

16' 1" including wardrobes x 11' 7" (4.90m including wardrobes x 3.53m)

House Bathroom

Outside

Stable Block

Barn

Welcome to

Main Street, Beeford, Driffield

- Individually designed detached home set within approx. four acres
- Stable block with five units, tack room & barn storage
- Striking architectural features including eyebrow dormer window
- Eco-friendly living with ground source heat pump & solar panels
- Spacious and versatile accommodation with five double bedrooms

Tenure: Freehold EPC Rating: C

Council Tax Band: G

offers in the region of

£725,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107667



Property Ref:
BEV107667 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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