



The Old Coach House
1 Fieldhouse Close
Driffield, YO25 6AY

ASKING PRICE OF

£575,000

4 Bedroom Detached Barn Conversion



Entrance Hall



Double Garage
Off Road Parking



Gas Central Heating

The Old Coach House, 1 Fieldhouse Close, Driffield, YO25 6AY

An 18th Century coach house, carefully and thoughtfully, refurbished to create a dream residence providing distinctive and comfortable family sized accommodation in a location that combines the convenience of town centre living with the feel of the country created by established trees, a private driveway and what has become a pleasantly landscaped garden.

The stunning accommodation is to be envied with the focal point undoubtedly being an open plan kitchen, dining and living area with double feature fireplace as its central focus along with doors to the front elevation overlooking a patio style garden. On the first floor are four generously sized bedrooms, one of which is currently used as a walk-in wardrobe plus superb master bedroom with en-suite and family orientated bathroom.

The specification is exceptional with original features including Yorkshire tiling, beams and arched windows all complimented by contemporary touches such as fitted wardrobes, dimmable lighting and flat plate chrome electrical sockets and switches.

In addition, insulation levels are to a high level ensuring excellent energy efficiency.

Externally, there is a double garage with twin doors that features a first floor that potentially has scope to be used as a studio, office or additional accommodation subject to planning consents being obtained.

The gardens are sheltered with a patio-style garden/seating area immediately to the front of the property whilst there is an additional predominantly lawned garden along with planted borders and extensive parking.

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Utility Room



Utility Room



Cloakroom/WC



Open plan living space

Accommodation

ENTRANCE HALL

10' 4" x 7' 5" (3.16m x 2.28m)

With original Yorkstone flooring that has been re-laid to include underfloor heating, decorative wall panelling and Victorian styled four panel oak doors leading to the principal accommodation along with understairs cupboard. Oak quarter-turn staircase leading off to the first floor.

OPEN PLAN LIVING SPACE

38' 6" x 15' 1" (11.74m x 4.62m)

LOUNGE

Two arched windows providing plenty of light and views across the front of the property. The room features limestone tiled flooring and a double-sided fireplace, with passageways on either side leading to the kitchen.

KITCHEN/DINING

Originally used as coach housing, the two arched openings are now fully double glazed with hardwood sapele doors leading to the front garden. The limestone tiled floor continues from the lounge. The fireplace is fitted with a log burner and two integrated log stores. The kitchen combines modern and classical elements with dark blue Shaker style doors, a Belfast sink, quartz stone worktops and a breakfast bar. Appliances include a single fan assisted oven, combination

microwave/oven, induction hob, warming drawer and integrated fridge/freezer. Integrated dishwasher and wine cooler.

UTILITY ROOM 12' 4" x 11' 3" (3.78m x 3.45m)

Original clay quarry tiles restored and re-laid. Three cottage-style windows provide natural light. The utility units run the full length of the room with space and plumbing for an automatic washing machine and dryer. There is also plenty of pantry style drawers, cupboards and shelving this is all new fitted by "Hammonds".

CLOAKROOM/WC 10' 4" x 7' 5" (3.16m x 2.28m)

Located off the utility room. This is a generous space featuring elegant patterned floor tiles, chrome ladder style towel radiator and traditional sanitary ware.

FIRST FLOOR LANDING 18' 7" x 3' 10" (5.68m x 1.19m)

A truly impressive landing with a vaulted ceiling and exposed timber trusses. Roof lights adorn the landing and corridor leading to the bedrooms.

HOUSE BATHROOM 9' 0" x 5' 6" (2.75m x 1.69m)

The vaulted ceiling continues into the bathroom which includes a bath with shower over, wash hand basin and WC plus chrome heated ladder style towel radiator. Half tiled walls with full tiling around the shower area.



Open plan living space



Double sided fireplace



Open plan kitchen/dining



Open plan kitchen/dining

MASTER BEDROOM 14' 11" x 12' 9" (4.56m x 3.89m)

Located at the end of an attractive corridor, this room has been sympathetically restored featuring two arched windows and a restored beam. Recently installed three double wardrobes along one wall by "Hammonds". High level TV point. Radiator.

EN-SUITE 10' 4" x 6' 5" (3.15m x 1.98m)

A full length arched window occupies the space from the old granary door. Including dual head shower with glass enclosure, basin with mixer tap, WC and chrome ladder towel rail. The shower enclosure is fully tiled, with half height tiling around the WC.

BEDROOM 2 13' 5" x 12' 7" (4.11m x 3.85m)

Located down a step off the landing, the room was once presumed to be an old stable boys living quarters. Fitted double wardrobe and office furniture. Radiator.

BEDROOM 3 10' 9" x 8' 11" (3.30m x 2.72m)

This room features a west facing arched window and an existing beam adding character. There are a pair of doors leading to a storage cupboard. Alcove fitted wardrobe.

BEDROOM 4/DRESSING ROOM 10' 9" x 6' 5" (3.29m x 1.98m)

Currently used as a dressing room. This room has an arched front facing window. Radiator.

OUTSIDE

The property is approached via a private drive off St Johns Road. Neighbouring properties have a right of access over the first part of the drive to their own properties. The old coach house enjoys extensive parking facilities by way of a gravelled forecourt and this also leads to a double garage.

GARAGE 20' 4" x 10' 3" (6.20m x 3.13m) and (5.20m x 3.13m)

both with electric doors and one having a personal door to the side. In addition, there is a useful first floor which can be used for a variety of purposes, including storage (or subject to planning) a further living space or even a studio or for work purposes.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

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



Master Bedroom



Master Bedroom



En-suite



Bedroom 2

SERVICES

All mains services are available at the property.

COUNCIL TAX

Band E.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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 Ulyotts 01377 253456 - Option 1.

Regulated by RICS

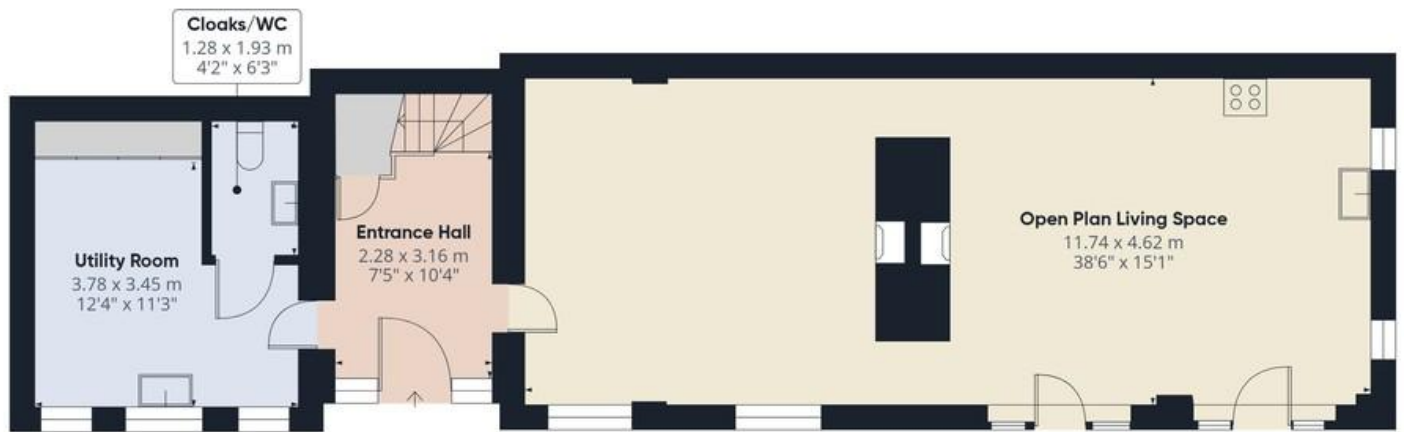


Bedroom 4

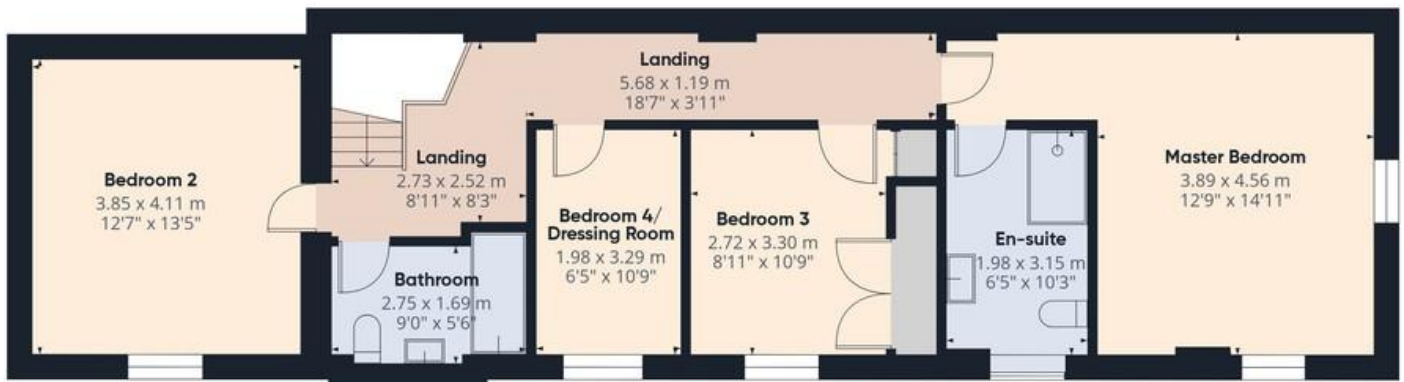


Bathroom

The digitally calculated floor area is 154 sq m (1,656 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

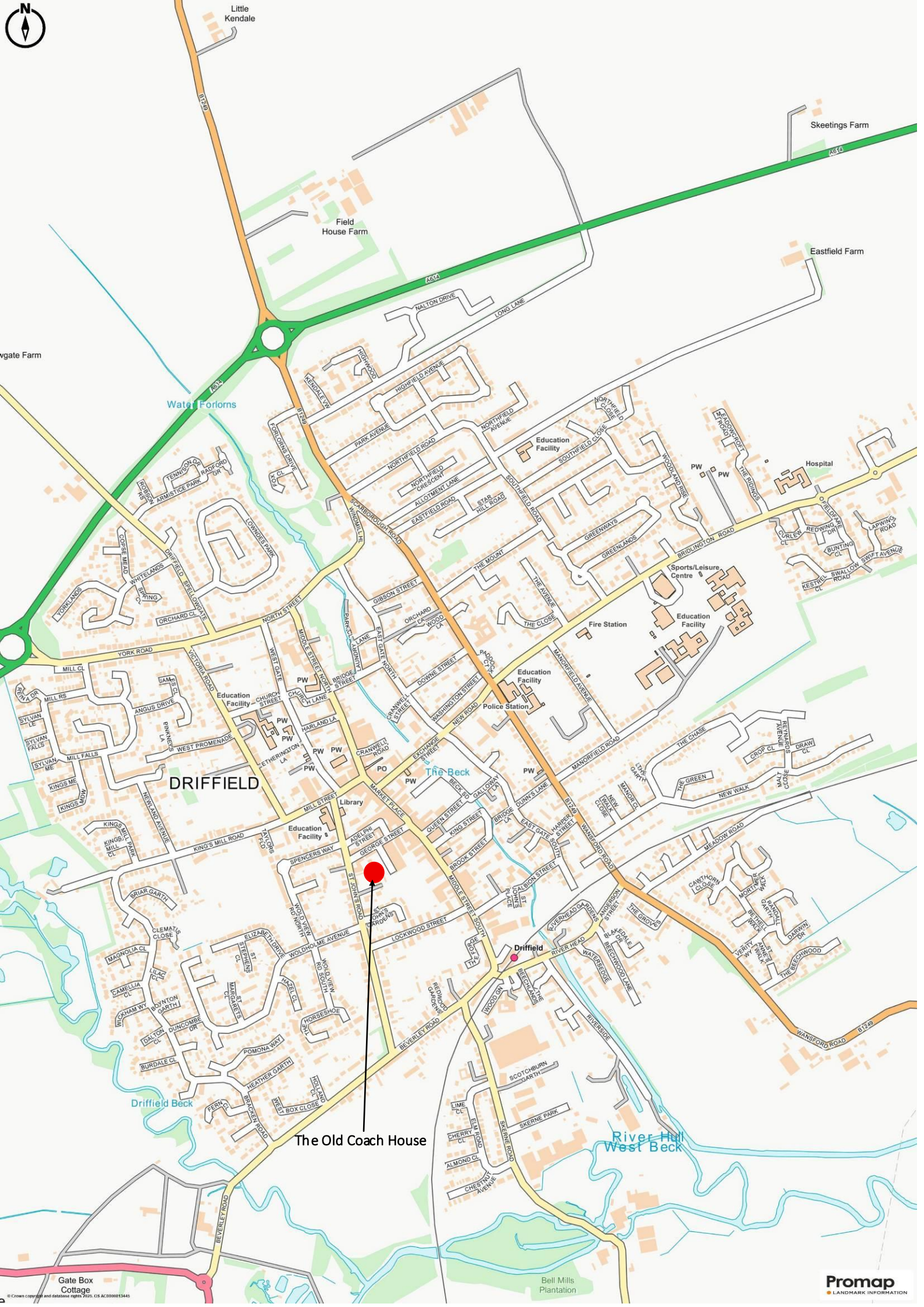


Floor 0 Building 1



Floor 1 Building 1





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Water Forloms

gate Farm

Hospital

DRIFFIELD

The Beck

Driffield

Driffield Beck

The Old Coach House

River Hill West Beck

Gate Box Cottage

Bell Mills Plantation

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



- Residential Sales
- Property Management
- Valuations

