



# Dee Atkinson & Harrison

CHARTERED SURVEYORS & ESTATE AGENTS

BLUEBELL LODGE, NORTH BACK LANE, KILHAM, YO25 4RX EAST YORKSHIRE

# 'BLUEBELL LODGE' KILHAM, YO25 4RX Asking Price **£575,000**

Beverley 20 miles  
| Hull 27 Miles | York 34 miles

An outstanding individually designed home! Bluebell Lodge forms one of only four exclusive homes within an enviable countyside setting located in the highly sought after village of Kilham. Extending to over 2,300 square foot of exceptional accommodation, this homes provides luxurious contemporary living and has been thoughtfully designed to showcase the builders expertise in creating a refined and modern property. Internally is flooded with natural light, creating a beautifully bright and airy space which feels sophisticated and welcoming upon entering. Boasting four double bedrooms and three fabulously presented bathrooms, each space finished to an exceptional standard. Positioned to maximise its stunning surroundings, it enjoys countryside views and a peaceful picturesque environment. Viewings are highly recommended to fully appreciate everything this home offers.

The property briefly comprises:- entrance hall, lounge, office space, large open plan kitchen/dining/living area, utility room, WC, first floor landing with primary bedroom and en-suite, three additional double bedrooms with one having an en-suite, family bathroom, separate dressing room, rear garden, detached single garage and ample off street parking to the front of the property.

## **LOCATION**

Kilham is nestled in the heart of the Wolds and boasts a range of local amenities including a garage/village shop, a public house and a primary school. Kilham lies just 6 miles from Driffield and 8 Miles from Bridlington.



**ENTRANCE HALL- 7'0 (2.14m) x 16'9 (5.13m)**

Composite door and window to the front aspect, inset spotlights, stairs leading to the first floor landing with understairs cupboard, engineered oak flooring and power points.

**LOUNGE- 14'5 (4.42m) x 16'10 (5.14m)**

A cosy and spacious living area with window to the front and side aspect, log burning stove with stone hearth and surround, fitted carpets, TV point and power points.

**OFFICE- 12'6 (3.83m) x 8'0 (2.46m)**

Spacious office or play area with window to the front aspect, engineered oak flooring and power points.

**KITCHEN/BREAKFAST AREA- 12'6 (3.82m) x 19'6 (5.94m)**

A sleek and contemporary open plan area with French doors to the rear aspect, additional windows to the side aspect, inset spotlights, a range of high gloss wall and base units with large island and pendant lighting, inset sink, two integrated dishwashers, integrated fridge/freezer, built in eye-level double oven, gas hob with splash back, extractor hood, tiled flooring and power points. This opens up into:

**OPEN PLAN DINING/LIVING AREA- 13'7 (4.15m) x 24'7 (7.51m)**

Bi-folding doors to the rear aspect enjoy a stunning countryside view, additional windows to the side aspect flooding the room with natural light, inset spotlights, engineered oak flooring to the living area and tiled flooring in the dining space, TV point and power points.

**UTILITY ROOM- 9'10 (3.01m) x 7'4 (2.24m)**

Door and window to the rear aspect, inset

spotlights, cupboard housing the gas boiler, a range of high gloss wall and base units, sink with drainer unit, plumbing for washing machine, space for dryer, tiled flooring and power points.

**WC- 6'1 (1.85m) x 3'0 (0.94m)**

Opaque window to the side aspect, tiled splash back, low flush WC, sink with vanity unit and mixer tap, tiled flooring and extractor fan.

**FIRST FLOOR LANDING- 7'3 (2.21m) x 20'1 (6.13m)**

Window to the front aspect, inset spotlights, airing cupboard housing the water tank, fitted carpets, radiator and power points. There is also access to the loft.

**BEDROOM ONE- 13'7 (4.15m) x 13'6 (4.13m)**

A luxurious primary bedroom with Juliet balcony to the rear aspect, additional window to the side aspect, LVT flooring, radiator, TV point and power points.

**EN-SUITE- 9'10 (3.01m) x 4'9 (1.47m)**

Opaque window to the rear aspect, inset spotlight, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer taps, large walk in shower, tiled flooring, heated towel rail and extractor fan.

**BEDROOM TWO- 12'3 (3.74m) x 11'3 (3.45m)**

Double bedroom with window to the front aspect, fitted carpets, radiator and power points.

**EN-SUITE- 8'7 (2.63m) x 4'9 (1.45m)**

Opaque window to the side aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink

with vanity unit and mixer taps, large walk in shower, tiled flooring, heated towel rail and extractor fan.

**BEDROOM THREE- 14'5 (4.41m) x 12'0 (3.67m)**

Another good sized double bedroom with window to the front aspect, fitted carpets, radiator, TV point and power points.

**BEDROOM FOUR- 12'3 (3.74m) x 10'11 (3.34m)**

Double bedroom with window to the rear aspect, fitted carpets, radiator and power points.

**DRESSING ROOM- 7'6 (2.29m) x 7'4 (2.25m)**

Handy dressing/storage room with fitted carpets, radiator and power points.

**BATHROOM- 9'9 (2.99m) x 10'1 (3.09m)**

Stylish and generously sized family bathroom with opaque window to the side aspect, inset spotlights, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, large walk in shower, free standing bath with shower attachment, tiled flooring, heated towel rail, radiator and extractor fan.

**GARDEN**

A good size North facing garden which has been kept in impeccable condition by the current owners. It is mainly laid with lawn, patio area to the immediate rear of the property, access to the garage, planted trees, timber fencing ensuring a fully enclosed garden with gated side access.

**GARAGE**

Detached single garage with up and over door, side pedestrian door, power and lighting.



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## **PARKING**

Ample off street parking for multiple cars.

## **SERVICES**

Understood to be connected to mains. Mains gas and electric. The property also benefits from underfloor heating throughout the ground floor. Drainage is to a bio disk system.

## **TENURE**

The property is Freehold and offered with the benefit of vacant possession upon completion.

## **COUNCIL TAX BAND**

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'F'.

## **EPC**

This property's energy rating is B.

## **VIEWING**

Strictly by appointment with the sole agents.

## **FREE VALUATION**

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified clients.

## **ANTI-MONEY LAUNDERING (AML) REGULATIONS**

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £25 + VAT per person will be payable by the purchaser to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.

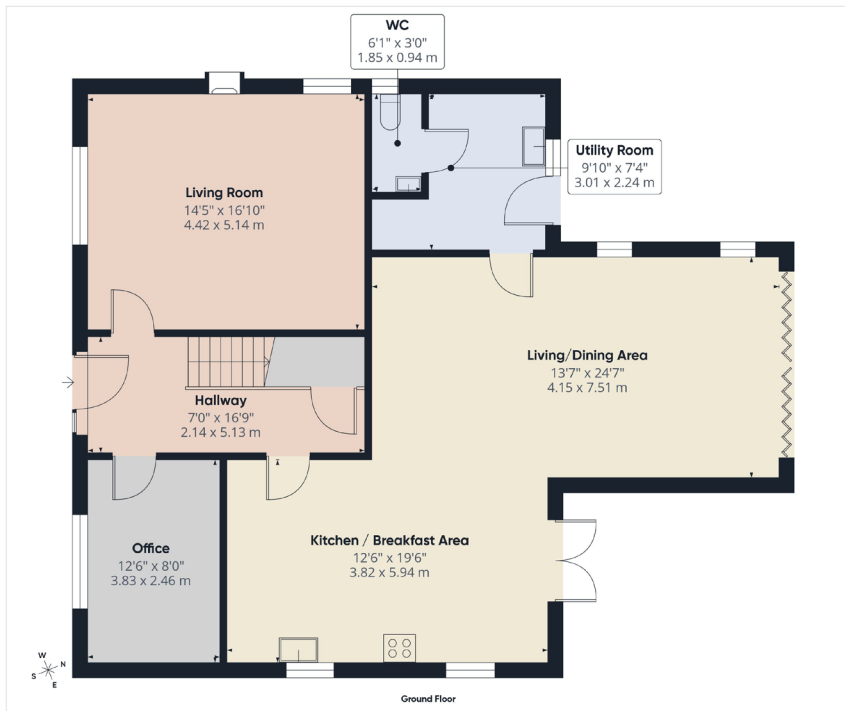


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Approximate total area<sup>(1)</sup>  
1157 ft<sup>2</sup>  
107.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>(1)</sup>  
1067 ft<sup>2</sup>  
99.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	86 B	91 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>		



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