



'Willow Lodge'
Chapel Lane
Kilham, YO25 4RP

ASKING PRICE OF

£275,000

3 Bedroom Semi-Detached House



Master Bedroom Suite

 3
  2
  2
  Allocated Parking
  Gas Central Heating

‘Willow Lodge’ Chapel Lane, Kilham, YO25 4RP

A VERY IMPRESSIVE residential conversion, formerly being part of the village public house and now offering extensive luxury accommodation arranged over three floors. Indeed, this is definitely an individual home of style and character finished to the highest possible standards.

It is located within a popular and sought after village setting, close to open countryside yet being only a short drive from towns, such as Driffield and Bridlington.

One for the discerning purchaser to be used either as a prime residential home, the property also has scope for alternative uses such as a residential let or short term holiday let, which is the case at the current time.

There is dedicated off-street parking and also a low maintenance courtyard style garden.

KILHAM

Nestling in a sheltered valley at the heart of the Yorkshire Wolds, Kilham was once an important market town, larger than Driffield, which held annual trading fairs. Standing in a commanding position at the heart of the village conservation area, All Saints Church dates back to the Norman period and overlooks Ye Olde Star Inn and Restaurant.



Lounge/Dining Room



Lounge/Dining Room



Kitchen



Kitchen

Accommodation

ENTRANCE HALL

6' 0" x 4' 4" (1.85m x 1.34m)

With staircase leading off to the first floor having a spindled banister. Engineered wood flooring. Radiator.

Oak finished cottage-style door leading into:

UTILITY ROOM

9' 8" x 7' 7" (2.96m x 2.33m)

With window and one and a half bowl sink and swan neck mixer tap plus range of base cupboards and single wall mounted unit. Engineered wooden flooring. Radiator.

CLOAKROOM/WC

5' 7" x 3' 8" (1.72m x 1.13m)

With vanity wash hand basin with contemporary tiled splash back and low level WC. Engineered wood flooring. Radiator.

KITCHEN

15' 9" x 11' 5" (4.82m x 3.49m)

With engineered wood flooring and being comprehensively fitted with a quality range of kitchen units including base cupboards, drawer units and wall mounted cupboards to match and all having Shaker style doors with contrasting

handles. Space and provision for a slot-in gas Range-style cooker, having a concealed extractor over. Ornamental tiling to the back and integrated fridge and freezer plus dishwasher.

LOUNGE/DINING ROOM

29' 8" x 10' 4" (9.06m x 3.17m)

A stunning main reception room featuring twin windows to the front elevation, solid fuel stove within the chimney breast, having a tiled back, and flagged hearth. Engineered wood flooring and recessed ceiling lighting.

Open plan into the dining area with a similar flooring and, again, recessed ceiling lighting.

Door to the exterior with full height window adjacent.

FIRST FLOOR LANDING

16' 4" x 3' 2" (4.98m x 0.97m)

With lockable storage cupboard. Radiator.

BEDROOM 2

16' 11" x 16' 7" (5.18m x 5.08m)

With dual front facing windows and recessed ceiling spotlights. Two radiators.



Utility Room



Bedroom 2



Bedroom 3



Bedroom 3

BEDROOM 3

15' 9" x 8' 0" (4.81m x 2.45m)

With a front facing window. Radiator.

BATHROOM

13' 0" x 5' 2" (3.97m x 1.59m)

With stunning suite featuring a motif tiled floor, chrome heated towel radiator, walk-in shower with glass side screen and free-standing bath with plumbed-in swan neck mixer tap. Low level WC and vanity wash hand basin. Half tiling to two walls and being fully tiled around the shower area.

SECOND FLOOR

MASTER BEDROOM

20' 5" x 16' 10" (6.24m x 5.15m)

A stunning master suite featuring vaulted ceiling, inset ceiling lighting. Two radiators.

EN-SUITE

6' 9" x 4' 5" (2.07m x 1.36m)

Featuring a free-standing bath with swan neck mixer tap and shower attachment. Velux style windows.

OUTSIDE

The property forms part of a former public house which has been converted to residential accommodation.

There is a small courtyard style garden accessed from the dining area and this is suitable for sitting out or even a hot tub. There is a parking area adjacent to the house, this benefitting from two parking spaces.

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.

SERVICES

All mains services are available at the property.

COUNCIL TAX

The property is currently held on a business rate tariff, however, will be reverted to council tax upon sale.



Bathroom



Master Bedroom

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

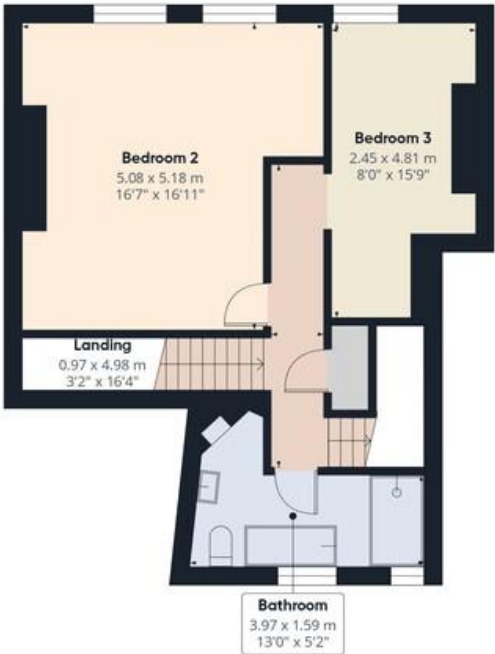
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 152 sq m (1,631 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0

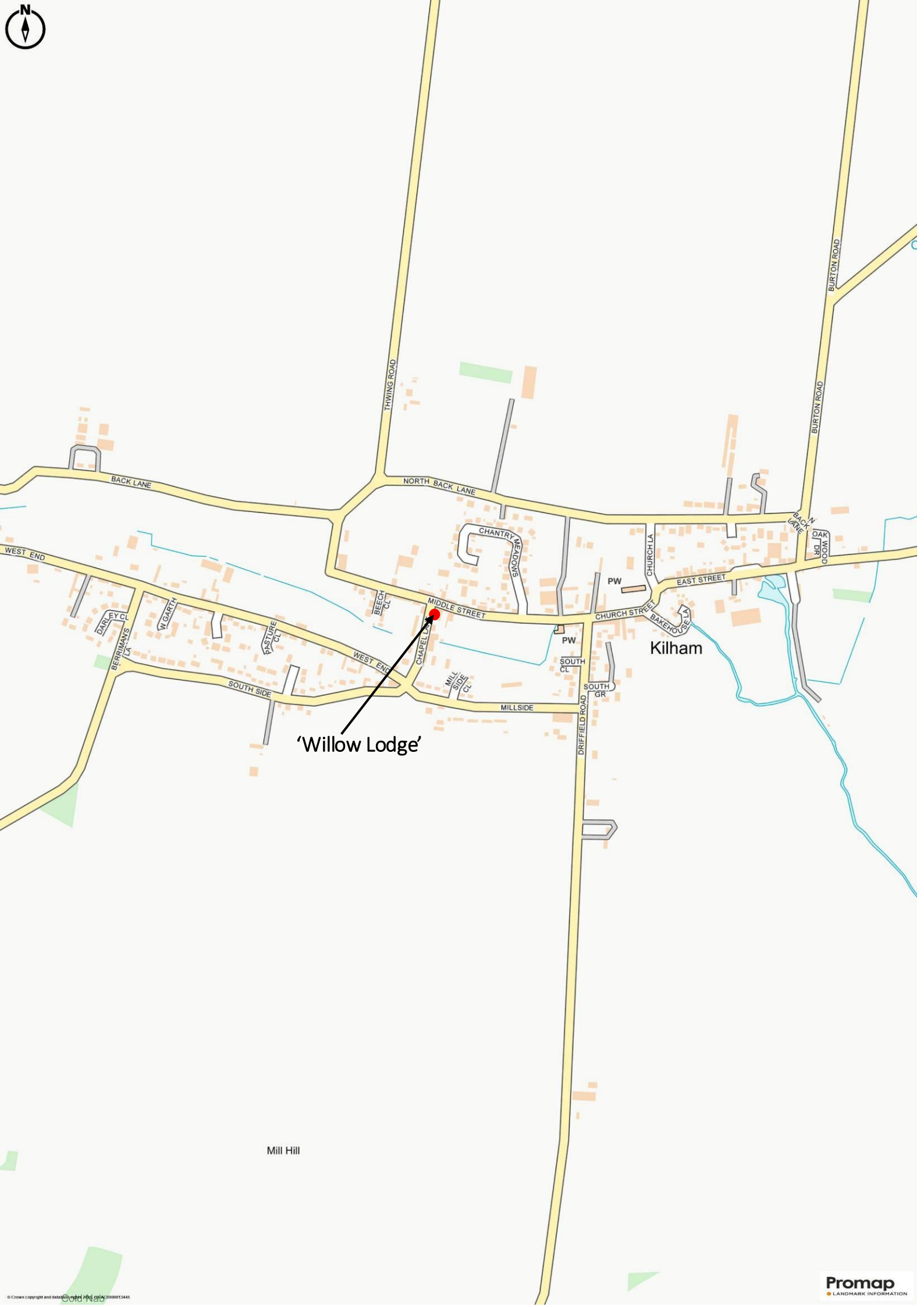


Floor 1



Floor 2





'Willow Lodge'

Kilham

Mill Hill

■ Est. 1891 ■
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Drifffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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