



Garton On The Wolds
YO25 3AL

ASKING PRICE OF

£495,000

4 Bedroom Semi-Detached House



Front Elevation

Parking

On central heating

1 Highfield Cottages, Garton On The Wolds

Something very special indeed. '1 Highfield Cottages' is not just another property, it is a whole way of life!

Having been sympathetically extended and including an impressive facade, this former Sledmere Estate cottage has been tastefully enhanced and provides a wealth of traditionally styled accommodation. The setting of this unique home has awesome views and access across the Yorkshire Wolds whilst being only 10 minutes from Driffield town, offering truly spacious, peaceful and convenient living.

The accommodation itself includes four main reception rooms on the ground floor with four bedrooms at first floor level, the master bedroom having an en-suite. The accommodation is beautifully maintained throughout and extremely versatile in layout, the owners opting to have two main living rooms plus separate study with the dining area having delightful views onto the garden and opening to an extensive patio area and rear garden.

There is generous parking to the front via a gravelled forecourt and the size of the plot provides scope for parking of multiple vehicles or indeed construction of a garage. The gardens wrap around the house from front to rear and are enhanced further by paved/patio/seating areas.

In addition, the property provides an extremely versatile studio

complete with shower room and kitchenette opening up scope for a kids play area/ home gym/ additional accommodation to the main house or for a business opportunity. Further outside buildings include a 20 ft shed and workshop/greenhouse.

A comprehensive VIEWING of this property is hugely recommended and it is difficult to imagine that these will disappoint.

SCHOOLS - Nearby primary schools including Garton Primary School and buses to Driffield comprehensive senior school and to independent schools in Pocklington and Hull.

NEARBY 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, York and beyond.



Sitting Room



Study



Lounge



Lounge

Accommodation

ENTRANCE VESTIBULE

5' 10" x 3' 5" (1.79m x 1.05m)

With pitched roof and herringbone tiled flooring. Picturesque views across the Yorkshire Wolds.

Main entrance door leading into:

ENTRANCE HALL

12' 1" x 6' 2" (3.69m x 1.90m)

and 7' 10" x 5' 8" (2.39m x 1.75m) A stunning and welcoming entrance to the property featuring solid wood flooring and open staircase leading off having a spindled bannister, solid wood 10" skirting boards and stripped four-panel pine interior doors. Decorative ceiling coving.

SITTING ROOM

12' 9" x 11' 0" (3.90m x 3.36m)

With front facing window, again enjoying attractive views, original herringbone solid wood flooring, coved ceiling and log burning stove in situ upon a tiled hearth and set within a traditional surround. Built-in alcove shelving and low level storage cupboards. Decorative ceiling coving. Radiator.

STUDY

12' 5" x 10' 3" (3.79m x 3.14m)

With dual built-in storage cupboards. Coved ceiling and wall light points. Double panelled radiator.

CLOAKROOM/WC

6' 2" x 2' 8" (1.88m x 0.82m)

With low level WC and pedestal wash hand basin with exposed wooden flooring. Extractor fan. Radiator.

LOUNGE

19' 0" x 17' 0" (5.80m x 5.19m)

With front facing window, again enjoying views to the garden and across the Yorkshire Wolds. Dual side windows and solid wood exposed flooring. Feature fireplace with a timber hearth including a wood burning stove in situ. Coved ceiling.

Opening into:

DINING ROOM

17' 1" x 10' 7" (5.23m x 3.24m)

With French doors onto the rear patio and flanked with windows either side. There is an additional side window plus roof lantern. Solid wood flooring. Two radiators.



Dining Room



Dining Room



Kitchen



Kitchen

KITCHEN

15' 8" x 12' 10" (4.78m x 3.92m)

Extensively fitted with a bespoke fitted kitchen including base, drawer and wall mounted cupboards, granite worktops, inset one and a half bowl stainless steel sink with integrated drainer and mixer tap. Space and plumbing for a dishwasher plus space and provision for a fridge freezer.

Central Island with granite top and integrated low level cupboards plus wine rack and seating area. Travertine floor tiling and Velux style roof windows. Spotlights. Electric underfloor heating plus column style radiator.

UTILITY ROOM

7' 11" x 6' 8" (2.42m x 2.05m)

With built-in work top having plumbing for an automatic washing machine and space beneath. Door to the exterior. Travertine floor tiling. Radiator.

FIRST FLOOR LANDING

15' 3" x 3' 6" (4.65m x 1.09m)

With loft access and pull-down loft ladder. Built-in airing cupboard housing hot water cylinder.

MASTER BEDROOM

17' 1" x 12' 0" (5.22m x 3.67m)

With front facing window offering delightful views across the Yorkshire Wolds, full range of built-in wardrobes along one wall, dual side windows. Radiator.

EN-SUITE

11' 1" x 4' 6" (3.40m x 1.38m)

With walk-in shower having a curved glass side screen and plumbed-in mains power shower, low level WC and pedestal wash hand basin. Exposed wood flooring and chrome heated towel radiator.

BEDROOM 2

12' 10" x 10' 5" (3.92m x 3.19m)

With front facing views across open countryside. Cast iron fire surround with fireplace in situ. Coved ceiling and double panelled radiator.

BEDROOM 3

12' 10" x 11' 2" (3.93m x 3.41m)

With dual rear facing windows offering open views. Coved ceiling. Radiator.



Cloakroom/WC



Master Bedroom



Master Bedroom



Bedroom 2

BEDROOM 4

11' 3" x 9' 7" (3.44m x 2.94m)

With rear facing window and open views. Cast iron fireplace and built-in alcove storage cupboard. Coved ceiling. Double panelled radiator.

BATHROOM

10' 4" x 5' 11" (3.17m x 1.82m)

With feature free-standing bath, Quadrant style shower enclosure with mains shower, low level WC and pedestal wash hand basin. Solid wood flooring and chrome heated towel radiator. Inset ceiling spotlights.

OUTSIDE

The property stands back from the roadside behind a grassed kerbside with a gravelled access leading to a large hard-standing area suitable for parking of multiple vehicles. There is the potential to erect a garage within the curtilage of the property, if required (subject to appropriate planning consents).

Semi-formal gardens surround the property, the most formal gardens being the front and side which feature shaped lawns, clipped hedges and planted borders.

The gardens extend to the immediate side of the property and

also to the rear, the rear garden being more extensive but again comprising a large lawned area with mature planted borders set within a hedged boundary.

To the side of the property betwixt the house and its neighbour, is a small courtyard/patio that incorporates a log store.

OUTBUILDING

14' 2" x 14' 0" (4.32m x 4.27m)

In addition the property provides an extremely versatile studio complete with shower room and kitchenette opening up scope for a kids play area/ home gym/ additional accommodation to the main house or for a business opportunity.

Further outside buildings include a 20 ft shed and workshop/greenhouse.

SHOWER ROOM & WC

7' 6" x 4' 2" (2.31m x 1.29m)

A useful room with shower, WC and wash hand basin.

CENTRAL HEATING

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



Bedroom 3



Bedroom 4



Bathroom



Garden and Patio

TENURE

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

SERVICES

Mains water and electricity. Drainage by private means.

COUNCIL TAX

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

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 218 sq m (2,347 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

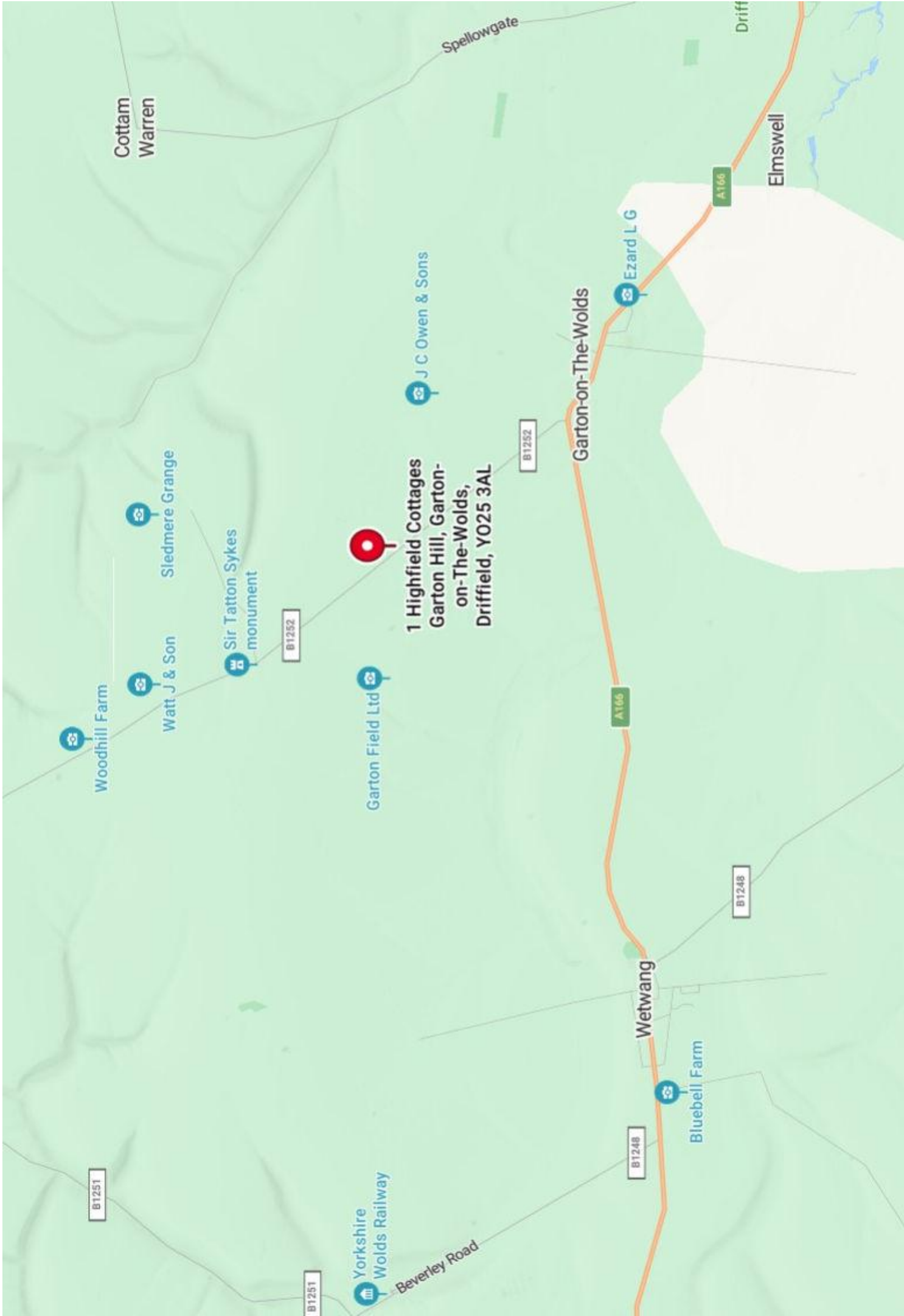


Floor 0 Building 1



Floor 0 Building 2





Cottam
Warren

Spellowgate

Driff

Elmswell

Woodhill Farm

Watt J & Son

Sledmere Grange

Sir Tatton Sykes
monument

B1252

Garton Field Ltd

J C Owen & Sons

A166

Garton-on-The-Wolds

Ezard L G

Bluebell Farm

B1248

Wetwang

B1248

Yorkshire
Wolds Railway

Beverley Road

B1251

B1251

1 Highfield Cottages
Garton Hill, Garton-
on-The-Wolds,
Driffield, YO25 3AL

B1252

Testimonials

Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.

Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.

A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.

The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team.

From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.

A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!

▪ Est. 1891 ▪
Ulllyotts
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