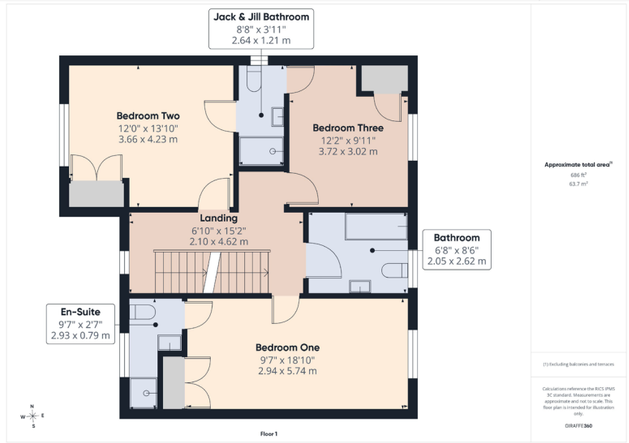
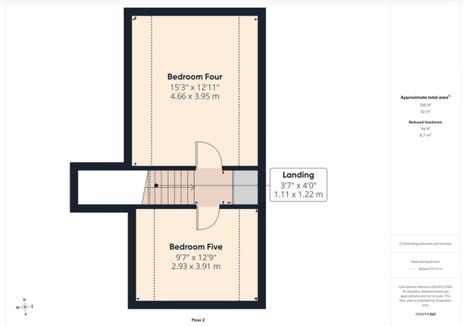
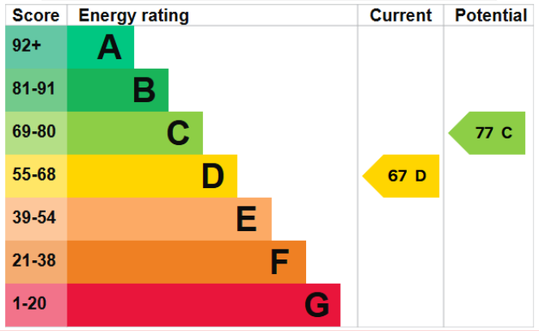














PARKING
Gated off street parking for two/three cars.

SERVICES
Oil fired central heating, mains sewage, electricity and water.

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

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'D'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

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 past clients.



Asking Price £340,000

Fieldfare House, Langtoft, YO25 3SY





56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



Fieldfare House, Cattlebank Close, Langtoft, YO25 3SY

DESCRIPTION

Nestled in a picturesque village setting and tucked into the heart of a beautiful valley, Fieldfare is a charming five-bedroom detached home offering the perfect blend of country character, generous living space, and a wonderfully cosy atmosphere. Boasting five spacious double bedrooms, the property provides flexible accommodation ideal for family living, entertaining guests, or working from home. The welcoming interiors are full of warmth and character, creating a comfortable and inviting environment throughout. The heart of the home is complemented by well-proportioned reception spaces that enjoy views of the surrounding countryside, while large windows allow natural light to flood in and showcase the property's idyllic setting.

The poperty briefly comprises:- entrance hall, lounge, kitchen/dining room, utility room, W/C, five double bedrooms over two floors, family bathroom, Jack and Jill bathroom, en-suite, integral garage, garden and off street parking.

LOCATION

Located in a quiet part of the popular Wolds Village of Langtoft which itself is approximately 6 miles from the market town of Driffield and within easy commuting distance of Bridlington, Scarborough, Beverley and Malton.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 6'8 (2.05m) x 13'6 (4.13m)
Spacious entrance hall with brand new UPVC door to the front aspect, stairs leading to the first floor landing, access to the garage, exposed floorboards, radiator, telephone point and power points.

WC- 6'8 (2.05m) x 3'9 (1.16m)
Low flush WC, sink with pedestal, tiled splash back, exposed floorboards, radiator and extractor fan.

LOUNGE- 12'6 (3.83m) x 16'9 (5.13m)
Cosy and generous living area featuring double doors leading out to the rear garden, window to the side aspect, exposed brickwork fireplace with stone hearth and multifuel log burner, radiator, TV point and power points.

KITCHEN/DINING AREA- 9'5 (2.89m) x 24'0 (7.33m)
A rustic style kitchen/diner with window to the front aspect, double doors to the rear leading out to the garden, a range of wall and base units, tiled splash back, sink with drainer unit, integrated dishwasher, integrated fridge, wine and plate racks, electric hob, electric oven, extractor hood, laminated flooring, radiator and power points.

UTILITY- 6'8 (2.03m) x 5'7 (1.72m)
Door to the rear aspect, a range of wall and base units, tiled splash back, sink with drainer unit, plumbing for washing machine, space for dryer, laminated flooring, radiator, extractor fan and power points.

FIRST FLOOR LANDING- 6'10 (2.10m) x 15'2 (4.62m)
Window to the front aspect, stairs leading to the second floor, exposed floorboards, radiator and power points.

BEDROOM ONE- 9'7 (2.94m) x 18'10 (5.74m)
Beautifully presented and spacious primary bedroom with window to the rear aspect, built in wardrobe space with lighting, radiator, fitted carpets and power points.

EN-SUITE- 9'7 (2.93m) x 2'7 (0.79m)
Opaque window to the front aspect, three piece traditional bathroom suite comprising:- low flush WC, sink with pedestal and tiled splash back, fully tiled shower cubicle, tiled flooring, heated towel rail and extractor fan.

BEDROOM TWO- 12'0 (3.66m) x 13'10 (4.23m)
Window to the front aspect, door to a jack and jill style shower room, built in wardrobe space with lighting, radiator, fitted carpets and power points.

BEDROOM THREE- 12'2 (3.72m) x 9'11 (3.02m)
Window to the rear aspect overlooking the garden, door to a jack and jill style shower room, built in wardrobe space with lighting. radiator, fitted carpets and power points.

JACK & JILL STYLE BATHROOM- 8'8 (2.64m) x 3'11 (1.21m)
Opaque window to the side aspect, three piece traditional bathroom suite comprising:- low flush WC, sink with pedestal and splash back, fully tiled shower cubicle, tiled flooring, radiator and extractor fan.

FAMILY BATHROOM- 6'8 (2.05m) x 8'6 (2.62m)
Opaque window to the rear aspect, three piece traditional bathroom suite comprising:- low flush WC, sink with pedestal and tiled splash back, free standing victorian style roll top bath with mixer taps and shower head, exposed floorboards, heated towel rail and extractor fan.

SECOND FLOOR LANDING
With inset spotlights, airing cupboard and fitted carpets

BEDROOM FOUR- 15'3 (4.66m) x 12'11 (3.95m)
Velux window to the rear aspect, access to the eaves, radiator, fitted carpets and power points.

BEDROOM FIVE/STUDY- 9'7 (2.93m) x 12'9 (3.91m)
Velux window to the rear aspect, access to the eaves, radiator, fitted carpets and power points.

GARDEN
Large East facing garden with paved seating area to the immediate rear of the property with power points, steps leading to the rest of the garden which is beautifully presented with lawned area, planted shrubs, flower and matures trees, outside storage shed, pergola ideal for seating, fencing and gated side access.

INTEGRAL GARAGE- 11'11 (3.65m) x 17'11 (5.48m)
Electrically operated up and over door, oil fired boiler, power and lighting.



