

# GREY GABLES

Driffield, East Riding of Yorkshire



# GREY GABLES

**Period family house in a half-acre plot,  
situated on Driffield's most distinguished  
street**

*Beverley and Bridlington 12 miles • Hull 22 miles • York 29 miles*

Reception and staircase hall • cloakroom/wc • 3 reception rooms • study • kitchen and family room • utility room

6 bedrooms • 3 bathrooms

Leisure wing: swimming pool • changing room • sauna • shower room/wc • gym • sun room

Garage with plant room • carriage driveway • summerhouse • 2 garden sheds • potting shed

Extensive rear gardens

In all 0.55 acres

For Sale Freehold

**Blenkin**  
& Co

ESTABLISHED 1992

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# Grey Gables, 23 St John's Road, Driffield, East Riding of Yorkshire YO25 6RS

## Approximate Gross Internal Floor Area

Main House - 534.6 SQ M / 5754 SQ FT

Total - 572.6 SQ M / 6163 SQ FT

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



City

Country

Coast

### Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

72

Grey Gables is an impressive, detached residence, accompanied by a pool house and notably large gardens, occupying a generous plot in the heart of Driffield's most sought-after residential street. Built in the 1920s and displaying an appealing blend of Tudor Revival and Arts & Crafts architecture - with steeply pitched gables, overhanging eaves and white render with exposed timber framing - the house sits firmly within the English domestic tradition.

Extended and sensitively updated over the years to suit modern family living, the property now features a striking atrium-style garden room that links seamlessly with the south-west facing terrace, leisure suite and extensive gardens.

- Detached 1920s house with later extensions
- Generous plot of half an acre
- Over 5500 sq ft of accommodation across 3 floors
- Lifestyle property with swimming pool, sauna and gym
- Carriage driveway with ample parking
- Extensive, private and enclosed gardens
- Situated on the most desirable residential street in Driffield
- Walking distance of the town's many amenities



**Tenure:** Freehold

**EPC Rating:** D

**Council Tax Band:** G

**Services & Systems:** All mains services. Gas central heating. Solar panel system with battery storage. Full fibre broadband.

**Fixtures & Fittings:** All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

**Local Authority:** East Riding Council [www.eastriding.gov.uk](http://www.eastriding.gov.uk)  
Conservation Area

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





Grey Gables retains a wealth of attractive period features, including fireplaces, decorative plasterwork, leaded windows with iron fittings, parquet flooring and panelled doors with stained glass. These are complemented by modern kitchen and bathroom fittings, newly laid handcrafted hardwood parquet flooring, wall panelling, bespoke cabinetry and underfloor heating, supported in places by traditional column radiators.

A handsome panelled front door set within a porch opens into a welcoming reception hall featuring parquet flooring, wall panelling and an aesthetic cast-iron fireplace with decorative tiled slips.

At the front of the house, the drawing room showcases some of the property's finest architectural details. Part of the room has been designed to echo an inglenook, now centred around an elegant fireplace with a limestone surround. Arched alcoves fitted with bookshelves are illuminated by natural light, while decorative wall mouldings, generous window seats and tall original leaded windows create an inviting space. Electric underfloor heating has been installed in this section.

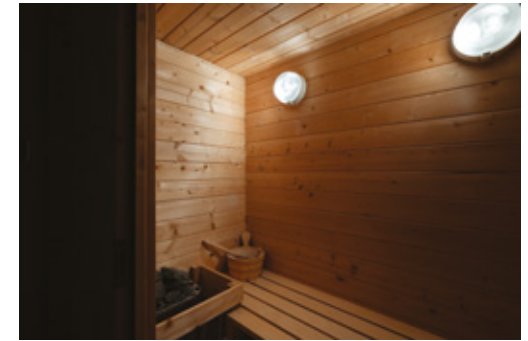
Adjacent is a home office - a useful extension completed in 2012 - with a corner fireplace, lantern rooflight and bifold doors opening south onto the terrace. A formal panelled dining room retains the original parquet flooring and features a fireplace together with elaborate decorative plasterwork to the ceiling.



The kitchen and family room connect directly with the light-filled garden room beyond. The kitchen is fitted with solid wood cabinetry and granite work surfaces, centred around an island unit with breakfast bar. Integrated appliances, a gas hob and space for an American-style fridge freezer complete the space. A separate utility and laundry room provides further storage and houses the gas boiler.

Limestone floor tiles continue through to the family room, a comfortable living space fitted with bespoke cupboards and shelving. Wide glazed doors draw light from the garden room.





Spanning approximately 35 feet across the rear of the house, the garden room forms a dramatic atrium-style space that links the principal reception rooms and is ideally suited to entertaining. Full-height windows line the western elevation, while multiple skylights combine to create a striking vaulted glass ceiling.

Internal windows provide views into the pool room, highlighting the home's lifestyle and entertaining potential. Tall contemporary radiators are supplemented by electric underfloor heating beneath the tiled floor, which flows seamlessly from the kitchen and family room. Two sets of bifold doors open onto the expansive corner terrace, creating an effortless connection with the gardens and pool house.

The pool house forms the western wing of the property, with French doors and bifold doors opening south onto the paved terrace. This leisure suite comprises a vaulted room with an exposed timber frame housing a 47-foot heated swimming pool, together with adjoining facilities including a sauna, changing room, shower room and gym. A sunroom, formerly a jacuzzi room, offers potential for use as an outdoor kitchen or entertaining space adjoining the barbecue terrace.

The upper floors provide extensive family accommodation, with six generously proportioned bedrooms and three large bathrooms arranged across the first and second floors, all benefiting from good ceiling heights and a versatile layout well suited to modern family life.



## Outside

Behind a low brick wall, an in-and-out driveway leads to the original integral garage, providing ample parking. An EV charging point and outside tap are conveniently positioned adjacent to the garage.

Two terraces are thoughtfully arranged to connect with the house and capture the best of the sun. The expansive paved terrace at the rear flows seamlessly from the garden room and pool house, enjoying south- and west-facing exposure. Beyond, sweeping lawns are punctuated by a well-placed summer house and a selection of mature trees, including flowering cherry and silver birch. The garden is fully enclosed, partly walled, and bordered by mature hedging with a deep bank of shrubs and trees to the south, creating a private setting.

A wrought-iron gate opens to a secluded 'secret' garden, complete with a potting shed, raised beds, and a small orchard – offering all the elements for a superb kitchen garden. The area also presents further potential, with planning permission in place for the erection of a garage block accessed via a long drive along the southern boundary of the property.



## Environs

St John's Road occupies a prime position in the heart of Driffield, just west of the main shopping street. This charming rural market town - often described as the capital of the Wolds - offers a full complement of local amenities, including shops, schools, a sports centre with swimming pool, and a variety of sports clubs, notably an excellent rugby club. The town's railway station provides convenient connections to Beverley, Bridlington, Hull, Doncaster and Sheffield.

For independent education, there is an excellent choice locally and within easy reach, including Pocklington, Hull Collegiate and Hymers College in Hull, as well as a wide selection of schools in York. Within a twenty-to-thirty minute drive are the smart restaurants and shops of historic Beverley as well as the Michelin-starred pub and restaurant The Pipe & Glass, and the spectacular Yorkshire coast.

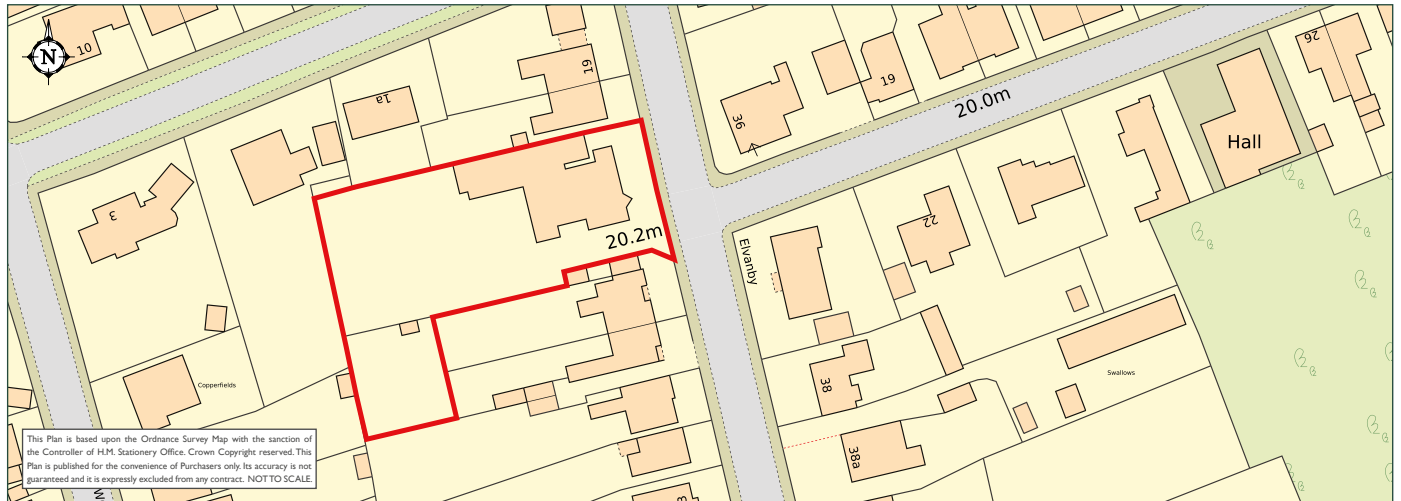
## Directions

Grey Gables is situated half way along St John's Road on the west side of the street, nearly opposite Lockwood Street.

**What3words:** ///absorbing.remotes.initiated

## Viewing

Strictly by appointment.



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