



'Corner House'
8 Pulham Lane
Wetwang, YO25 9XT

ASKING PRICE OF

£250,000

4 Bedroom Semi-Detached House



Dining Kitchen

 4
  3
  2
  On Road Parking
  Biomass Central Heating

'Corner House' 8 Pulham Lane, Wetwang, YO25 9XT

A beautiful and stunning double fronted cottage in a rural setting, forming part of this popular village. The cottage itself is in immaculate condition throughout and boasts a wealth of versatile and spacious accommodation arranged over four floors. Stunning rooms are found behind all the period style internal doors and the house is literally ready for immediate occupancy!

If that is not enough, the property also benefits from "eco" credentials with a biomass boiler providing the central heating and space heating in the focal point of the kitchen along with solar PV which will provide a proportion of the electricity demand of the house.

A very low maintenance courtyard style garden is located to the rear which has an attractive westerly aspect and will achieve optimum sunshine.

This property really is in a class of its own both in terms of styling presentation and also pricing OFFERING EXCEPTIONAL VALUE FOR MONEY for the accommodation which totals in excess of 1500 sq ft.

WETWANG

Wetwang is a traditional East Yorkshire linear village spanning the A166, which links Driffild to York and beyond. Features of the village include the charming village pond and Norman church of St. Nicholas, which dates back to the 13th Century. The village school was erected by Sir Tatton Sykes Bart AD1845. "Enlarged AD1866 according to the plaque on the school wall."



Dining Kitchen



Lounge



Bedroom 1



Bathroom

Accommodation

ENTRANCE HALL

A delightfully inviting entrance with impressive solid wood. External door to the front complimented with a fan light. Straight flight staircase leading off to the first floor.

LOUNGE

15' 3" x 11' 11" (4.67m x 3.65m)

Beautifully presented formal living space with sliding sash window to the front elevation. Attractive coving and feature log burning stove set upon a flagged hearth with exposed brick mantel thus creating a superb focal point to the room. Radiator.

DINING KITCHEN

Kitchen Area (4.64m x 2.75m) with bespoke fitted kitchen incorporating base, drawer and wall cupboards with Shaker style fitted doors and contrasting butcher block worktops. Inset one and a half bowl ceramic sink with single drainer and mixer tap. Space and plumbing for automatic washing machine and inset for a Range style oven. Yorkshire sliding sash window to the rear elevation and attractive coving. Exposed wooden floor.

Open into:

Dining Area (3.83m x 3.41m) with continued exposed wood flooring and a sliding sash window to the front elevation. Feature biomass stove set within an attractive surround providing a real focal point of this space. Coving. Radiator.

REAR LOBBY

5' 6" x 5' 1" (1.70m x 1.56m)

With solid oak glazed external door to the rear. Ceramic tiled floor. Radiator.

UTILITY/WC

6' 6" x 5' 8" (2.00m x 1.74m)

Fitted with a two piece suite comprising WC and wash hand basin. Ample storage with space and plumbing for free-standing appliances.

CELLAR

11' 6" x 10' 6" (3.52m x 3.21m)

A very useable space with electric supply and lighting.

FIRST FLOOR

BEDROOM 1

13' 10" x 11' 6" (4.22m x 3.51m)

A generous main room with sliding sash window to the front



Bedroom 2



Bedroom 3



Bedroom 4



Outside

elevation, feature cast iron fire and surround and built-in airing cupboard housing hot water cylinder. Radiator.

EN-SUITE SHOWER ROOM

With modern fitted en-suite shower comprising low level WC, pedestal wash hand basin and wet walled shower cubicle having a plumbed-in mains shower. Wall mounted chrome heated towel radiator. Wood effect flooring.

BEDROOM 2

13' 10" x 11' 11" (4.24m x 3.65m)

A further spacious double bedroom with sliding sash window to the front elevation. Cast iron feature fire inset. Radiator.

BATHROOM

9' 3" x 7' 1" (2.82m x 2.16m)

With stylish family bathroom boasting a quality four piece suite comprising double length wet wall shower enclosure with plumbed-in mains shower. Panelled corner bath and separate shower attachment, pedestal wash hand basin and low level WC. Wall mounted chrome heated towel rail and inset spotlighting.

OFFICE 9' 2" x 7' 2" (2.80m x 2.20m)

Hugely versatile living space currently used as a home office with sliding sash window to the rear elevation. Radiator.

SECOND FLOOR

BEDROOM 3

13' 11" x 11' 10" (4.25m x 3.63m)

A further good sized double bedroom with sky light window, eaves storage and exposed feature beams. Radiator.

BEDROOM 4

13' 4" x 11' 4" (4.07m x 3.46m)

A well presented fourth bedroom with sky light window and exposed beams. Eaves storage. Radiator.

OUTSIDE

The property is built flush to the pavement in a corner position and as such has on-street parking to the front and side. The property also enjoys an enclosed courtyard garden to the rear within walled surroundings. This area includes an artificial lawn and paved patio complete with pizza oven and outdoor grill. There is a pedestrian right of access in favour of the neighbouring property to the rear of the house.

CENTRAL HEATING

The biomass boiler provides the central heating.

TENURE

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

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

Band C.

ENERGY PERFORMANCE CERTIFICATE

Rating (assessment required).

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.

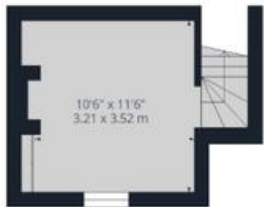
Floor plans are for illustrative purposes only.

VIEWING

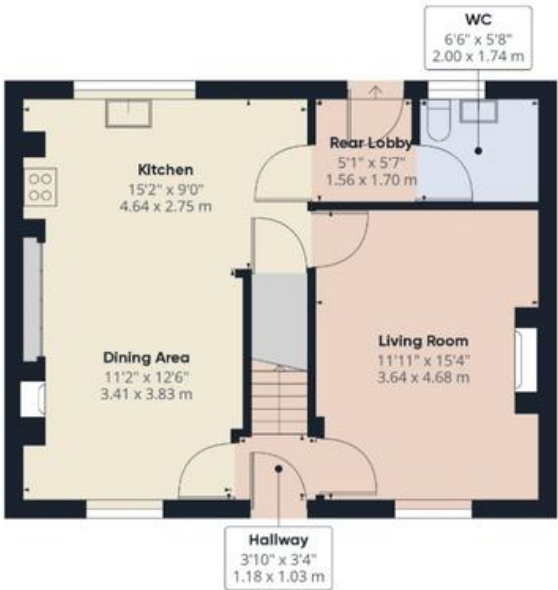
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 143 sq m (1,534 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



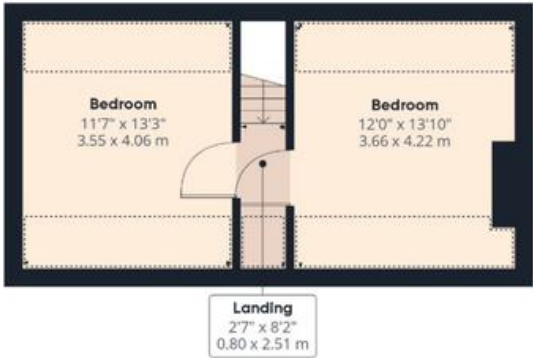
Floor -1



Ground Floor



Floor 1



Floor 2



64m

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Promap
LANDMARK INFORMATION

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