



51a Church Lane, Lockington, Driffield, YO25 9SU

£495,000



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## 51a Church Lane, Lockington, Driffield, YO25 9SU

- Good potential for improvements
- Outstanding 1/3 of an acre garden and orchard
- Countryside views

This four-bedroom detached home, with **opportunity for modernisation**, offers versatile multigenerational living in a **peaceful rural setting**. Nestled in the charming village of Lockington, the property sits on an **exceptional plot of land**, rarely available for homes of this style. It has **huge potential for further development** subject to planning consent. Located on a quiet country lane, this home features characterful brick boundary walls, originally part of the old rectory gardens, a double garage and a generous driveway accommodating up to four vehicles.

To the rear, a beautiful south facing landscaped garden that extend to over a third of an acre and includes a private patio, lawn, mixed shrubs borders and an orchard area that borders open countryside. This outdoor space is perfect for relaxing, entertaining, or simply enjoying the tranquil views.





## Lounge Diner

8.23m x 3.87m (27'0" x 12'8")

This spacious room boasts a charming open fireplace, a large window overlooking the front of the property, and patio doors that frame a stunning view of the garden.

## Snug

3.71m x 3m (12'2" x 9'10")

This inviting room features patio doors that open directly onto the garden, affording more views of the wonderful garden. Bathed in natural light throughout the day, it offers a serene atmosphere ideal for use as a library and reading room.

## Dine-In Kitchen

3.57m x 3.96m (11'8" x 12'11")

This kitchen features two windows on different aspects of the property allowing natural light to flow throughout the day. It includes a range of base and wall cupboards with oak doors, and comes fully equipped with an electric double oven, hob, and integrated dishwasher. The tiled flooring adds both practicality and charm. Generously sized, the room comfortably accommodates a dining table and benefits from a convenient back door leading directly to the garden—perfect for indoor-outdoor living.





## Utility Room

3.07m x 2.55m (10'0" x 8'4")

The large utility room features storage cupboards, single drainer sink, space for tumble dryer and washing machine. It also houses an oil-fired central heating boiler and is finished with durable vinyl flooring. A glass door and a window provide natural light and access to the front.

## Cloakroom

1.57m x 1.44m (5'1" x 4'8")

Fully tiled cloakroom with a window, wash hand basin and WC.



## Hallway

The front door opens directly into an L-shaped hallway, featuring laminate flooring and a staircase leading to the first floor.

## Master Bedroom

4.17m x 3.05m (13'8" x 10'0")

A generously sized master bedroom featuring two large front-facing windows, allowing for plenty of natural light. The room benefits from a private en-suite bathroom, offering added comfort and convenience.

## Ensuite

2.52m x 0.91m (8'3" x 2'11")

Functional ensuite that includes a fully tiled shower, wash hand basin and WC.



## Bedroom 2

3.87m x 4.1m (12'8" x 13'5")

This beautifully presented double bedroom with sun-filled, south-facing views of the peaceful garden. Featuring extensive range of fitted wardrobes, offering exceptional storage.

## Bedroom 3

3.33m x 3.96m (10'11" x 12'11")

A bright double bedroom with southerly aspect and views over the garden. Furnished to include a fitted wardrobe, dressing table, and a chest of drawers.

## Study

3.08m x 2.5m (10'1" x 8'2")

Large room overlooking the front aspect.



## Bedroom 4

3.87m x 2.5m (12'8" x 8'2")

This bedroom enjoys a view over mature trees and countryside, offering a true sense of peace. The space is thoughtfully furnished with a fitted wardrobe, a dressing table, and chest of drawers.

## Landing

The landing comprises a window over the front of the property, an airing cupboard with hot water tank and loft access with fitted ladder.



## Family Bathroom

2.97m x 2.48m (9'8" x 8'1")

The fully tiled bathroom features a modern bath, statement radiator, large vanity unit with basin, WC and spacious shower cubicle with an electric shower.

## Garden

The garden is a standout feature, extending over a third of an acre and offering exceptional privacy. There is a patio area nearer the house with high walled side guaranteeing privacy from the neighbours. The paved area free flows onto the lawn which is framed by mixed shrubs borders. The garden continues to extend southwards onto an area of orchard that borders with open countryside. Various fruit trees from part of the orchard including plum, apple, damson and cherry trees.

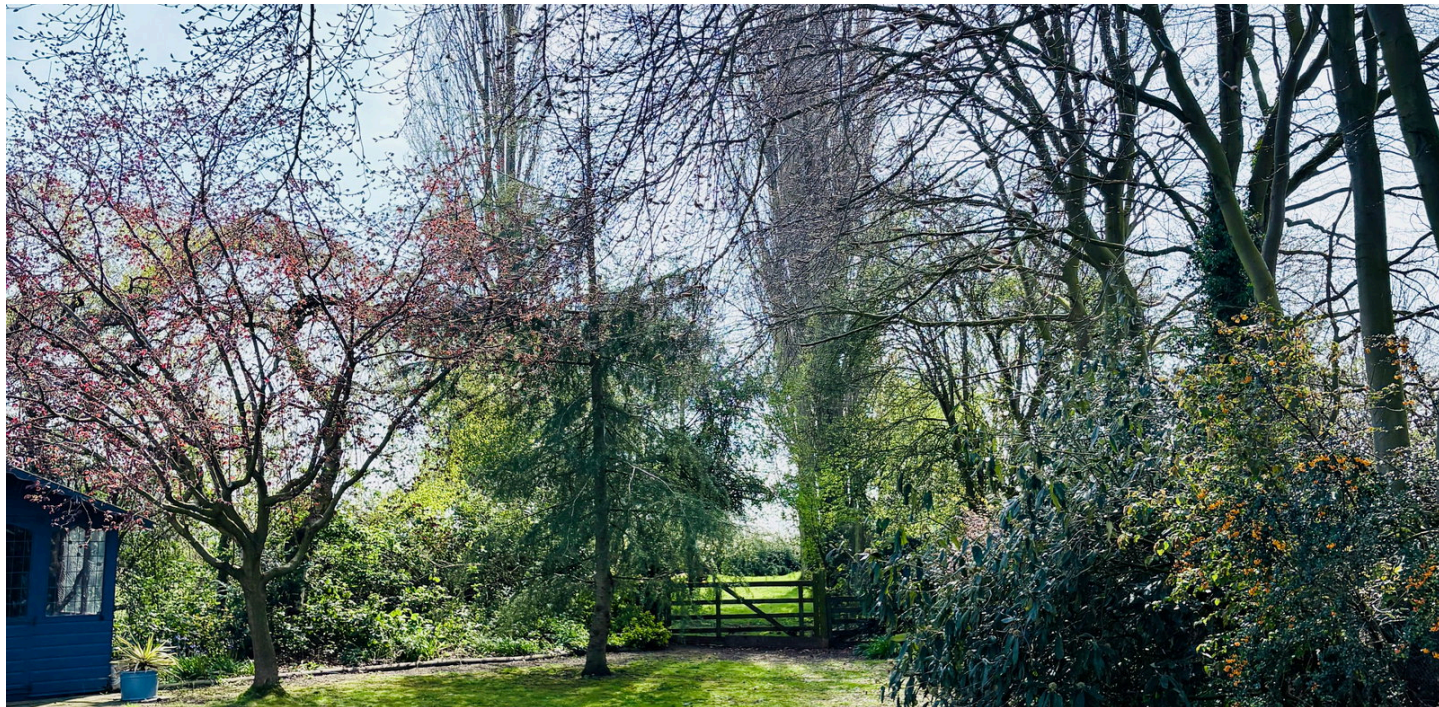


## Double garage

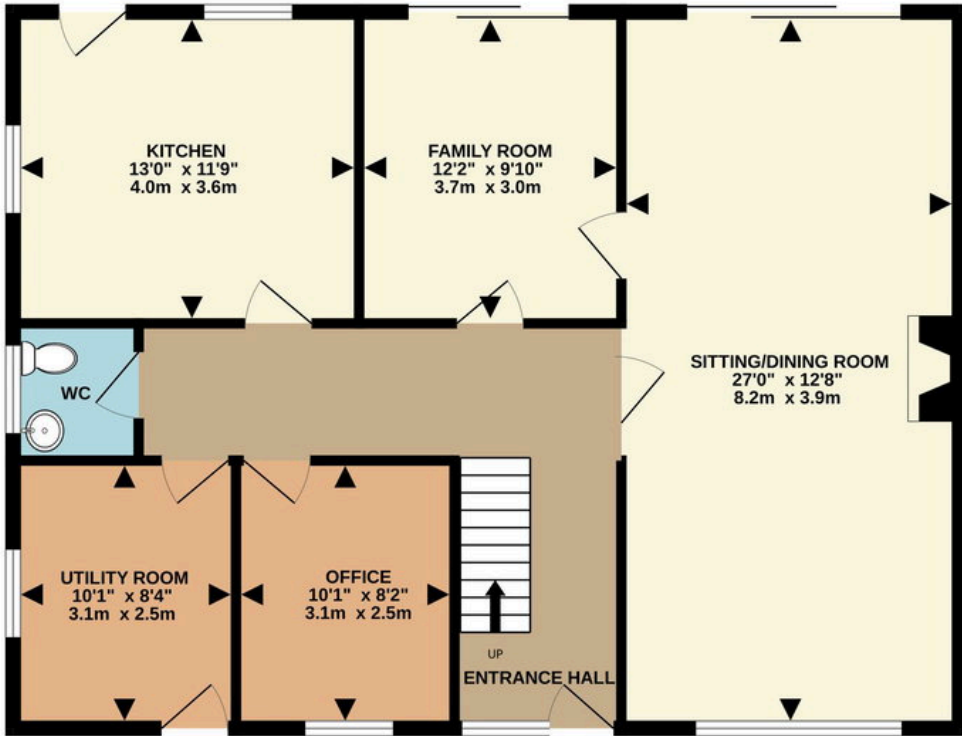
5.4m x 4.77m (17'8" x 15'7")

With automatic up and over door plus separate access door to the side, the large garage stands in the fore court area which is surfaced with gravel and is contained by a high brick boundary wall. Tucked away at the back of the garage sits the oil tank that connects to the boiler.

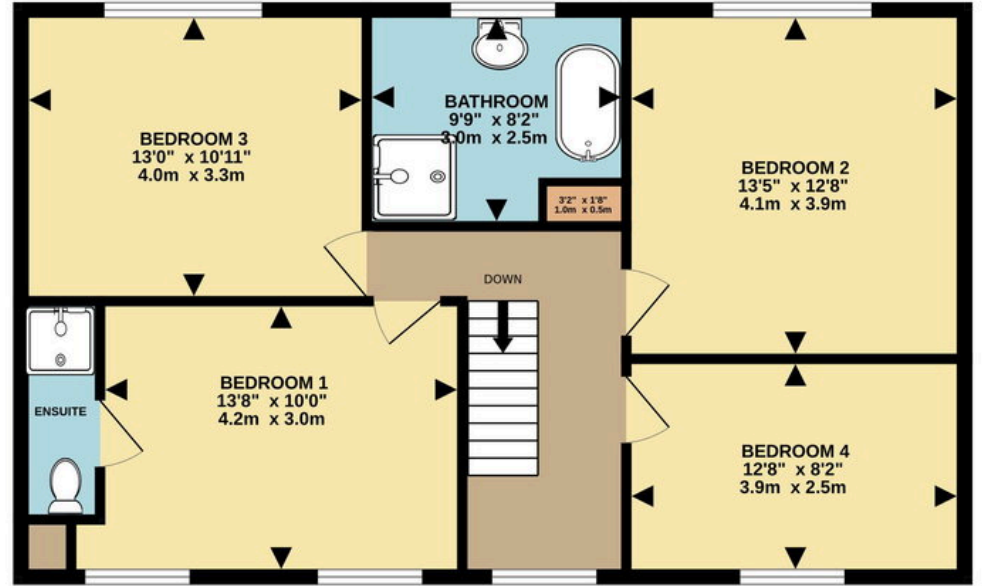




GROUND FLOOR



1ST FLOOR



4 BEDROOMS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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