



Orchard Cottage, Main Street  
Foston-on-the-Wolds  
Driffield, YO25 8BJ

ASKING PRICE OF

**£595,000**

4 Bedroom Detached house

■ **Ulllyotts** ■  
EST 1891

01377 253456





Rear Elevation

 4
  3
  3
  Garage
  Oil Central Heating

## Orchard Cottage, Main Street, Foston-on-the-Wolds, Drifffield, YO25 8BJ

A distinctive, established home located within the prestigious and sought-after village of Foston on the Wolds which is characterised by desirable array of very individual homes set primarily within its meandering Main Street.

'Orchard Cottage' a very interesting home with an attractive facade which has been extended by the vendors to great effect yet still offers perhaps unlimited possibilities and scope to develop further both on the ground floor or at first floor level. The range of accommodation currently includes a spacious, L-shaped lounge which benefits from a conservatory leading off though perhaps the focal point would be a second reception room which is open plan to an extensive breakfast-style kitchen with central island and feature vaulted ceiling.

The remaining ground floor includes a useful boot room, again having potential to develop further and perhaps create a ground floor cloakroom with shower, if required.

Given that the integrated single garage is attached to the house, there is huge scope to redevelop this into the accommodation and create a new garage to the side of the property where there is ample provision.

The first floor features master bedroom suite with ensuite plus further bedroom adjacent which could be utilised as a dressing room or infants bedroom. The guest bedroom also has an ensuite and there is also a third bedroom and house bathroom on this floor.

The location of this property cannot be understated, being set back from the road a truly attractive plot with generous offstreet parking and room to the side to develop. It is, however, the rear of the property where the plot sets a new standard with extensive gardens including lawn, side borders and ornamental pond flanked by a delightful aspect beyond.

In summary, this really is a property not to be missed and discerning buyers of all types are strongly advised to waste no time in arranging to view which will doubtlessly underline quiet and tranquil lifestyle of living within this superb village.

### FOSTON ON THE WOLDS

A truly peaceful and largely undisturbed village settlement of mainly traditional houses. The village church of St. Andrew dates back to the 13th Century, also serving Gembling and Brigham.





Entrance Hall



Lounge



Dining Area



Dining Room

## Accommodation

### ENTRANCE HALL

With quarter turn staircase leading off to the first floor, radiator.

### LOUNGE

17' 10" x 10' 4" (5.46m x 3.16m)

With feature brickwork fireplace upon a flagged hearth with timber overmantel and inset open fire, exposed beams to the ceiling, radiator, French doors leading out to the rear garden and further door leading into the conservatory. This is an L-shaped room, open plan into a secondary area which was originally:

### DINING AREA

10' 8" x 10' 4" (3.26m x 3.16m)

With rear facing window and beamed ceiling. Radiator.

### CONSERVATORY

16' 5" x 15' 10" (5.01m x 4.84m)

Offering delightful views of the garden and double doors leading to the exterior.

### BOOT ROOM

10' 10" x 10' 9" (3.31m x 3.3m)

Having double doors leading to the exterior and having huge potential to develop and maybe incorporate a useful ground floor cloakroom/WC or even shower room.

### INNER HALL

### DINING ROOM

15' 3" x 17' 11" (4.67m x 5.48m)

With a ceramic tiled floor complete with underfloor heating and feature exposed brickwork wall, beamed ceiling and French doors to the front. Wall light points and opening into:

### BREAKFAST KITCHEN

17' 11" x 14' 4" (5.47m x 4.37m)

An extensive multifunctional space being well fitted with a wealth of modern kitchen units featuring glossy finished doors along with a coordinating granite worktop throughout. One and 1/2 bowl sink with base cupboard beneath range of integrated appliances which include an electric oven and hob with extractor over and integrated concealed dishwasher.





Dining Room



Kitchen



Kitchen



Guest Bedroom

There is a useful central island providing a space for eating on an informal basis. Ceramic tiled floor with underfloor heating and exposed brickwork to one wall. Inset display niche and beamed feature vaulted ceiling. French doors leading out to the rear.

## FIRST FLOOR

### LANDING

With central staircase leading down to the ground floor and front facing window.

### GUEST BEDROOM

17' 11" x 12' 0" (5.47m x 3.66m)

With front facing window and rear doors suitable for a Juliet balcony. And two radiators.

### EN SUITE

With three-piece suite comprising shower enclosure, low-level WC and wash basin. Radiator and fully tiled walls.

### MASTER BEDROOM SUITE

9' 4" x 17' 11" (2.85m x 5.48m)

with front and rear facing windows plus two radiators.

### EN SUITE

panelled bath, pedestal wash basin and low-level WC, half tiled walls and radiator.

### INNER HALL

with range of built-in cupboards and sun pipe.

### BEDROOM 3

11' 3" x 10' 8" (3.43m x 3.27m)

With rear facing French doors suitable for a Juliet balcony. Double panelled radiator.

### BEDROOM 4

17' 11" x 8' 5" (5.48m x 2.58m)

A room which could naturally be used as a dedicated dressing room, if required or even infant's bedroom. Sloping ceilings and radiator. Front facing window



Guest Ensuite



Inner Hall



Master Bedroom



Master Ensuite

## BATHROOM

Fitted suite comprising Jacuzzi bath with shower over and low-level lighting, low level WC and vanity wash basin with granite tops. Fully tiled walls and floor plus radiator. Wall hung mirror with integrated lighting and Bluetooth connectivity and underfloor heating.

## CENTRAL HEATING

The property benefits from oil fired central heating to radiators. The boiler also provides domestic hot water

## DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

## GARAGE

17' 11" x 14' 4" (5.47m x 4.37m)

Having huge potential to redevelop into living accommodation. Two windows either side and up and over door to the front.

## OUTSIDE

the property is set back from the road behind a sweeping gravelled drive which provides generous off-street parking and leads to the integrated single garage. The front gardens are predominantly lawned with side borders and mature trees. The gardens extend down both sides of the property

To the rear of the property is an extensive area of predominantly lawned garden interspersed with planted or ornamental beds surrounded by a mature hedged boundary and timber fence. There is also an ornamental pond and a gravelled patio/seating area immediately adjacent to the house.

Also includes a wall fitted EV charging point.

## TENURE

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

## SERVICES

Main Water and Electric.

Private drainage





Bedroom 3



Bedroom 4



Bathroom



Garden

**COUNCIL TAX BAND - F**

**ENERGY PERFORMANCE CERTIFICATE - AWAITING**

### 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

Regulated by RICS







The stated EPC floor area, (which may exclude conservatories),  
is approximately (EPC Awaiting)







St Andrews Church Foston On The Wolds





# Why Choose Ulllyotts?



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Ulllyotts guarantee that we will never be beaten on fees.
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- ✓ **Professional Accreditations**  
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# 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!*



# ■ Ulllyotts ■

EST 1891



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