



Home Farm, Church Street, Bainton, East Riding of Yorkshire, YO25 9NJ

HOME FARM IS A HANDSOME GEORGIAN FORMER FARMHOUSE SET ON A GENEROUS PLOT IN THE HEART OF BAINTON, CLOSE TO THE VILLAGE CHURCH.



Blending period character with modern-day comfort, the property offers around 2,700 sq. ft. of flexible living space, including four double bedrooms, three reception rooms and a striking vaulted living room overlooking the garden. A spacious kitchen forms the heart of the home, while outside there is a three-car garage, a large garden room and gardens enjoying south and west-facing aspects. Positioned within the Yorkshire Wolds, the village provides easy access to Beverley, Driffield and the east coast.

Standing in a prominent position, Home Farm is an impressive Georgian former farmhouse offering spacious family living in one of the Yorkshire Wolds' most attractive village settings.

The property occupies a generous plot with south and west-facing gardens, allowing natural light to fill both the house and outdoor spaces throughout the day. Inside, there is a thoughtful balance between period character and modern living, creating a home that feels both welcoming and practical.

Extending to approximately 2,700 sq. ft., the accommodation is well suited to family life. A central entrance hall provides an inviting first impression and leads to a selection of reception rooms that offer flexibility for both everyday living and entertaining.

A particular feature of the home is the impressive vaulted living room, which enjoys views across the garden and provides a bright and comfortable space to relax.





Double connecting doors link the living room with the sitting room and kitchen, creating an open and sociable flow when desired, while still allowing each room to function independently.

The spacious 23ft kitchen is very much the hub of the house, offering ample room for cooking, dining and gathering with family and friends. A separate utility room and ground floor W.C. add further practicality.

Upstairs, there are four well-proportioned double bedrooms together with two bathrooms, providing comfortable accommodation for growing families or those requiring guest space.

Outside, the property continues to impress. The large garden enjoys sunny south and west-facing aspects and offers plenty of space for outdoor dining, recreation and gardening.

A substantial garden room provides excellent additional space for hobbies, working from home or entertaining, while the three-car garage offers valuable storage and parking.



Bainton is a well-regarded village located between Beverley and Driffield in the heart of the Yorkshire Wolds.

Surrounded by rolling countryside and scenic walking routes, it offers a wonderful rural setting while remaining convenient for access to nearby market towns and the east coast.

Tenure

The property is freehold.

Council Tax

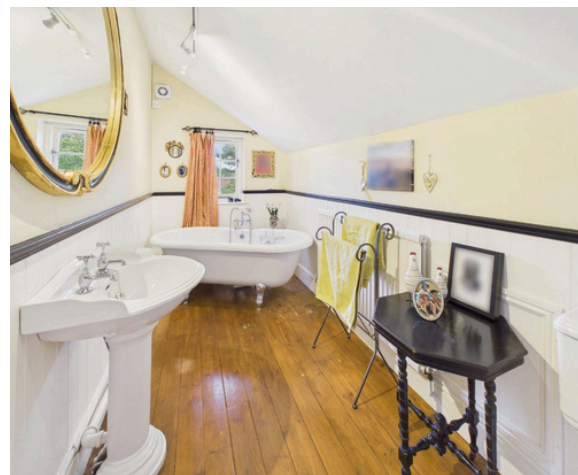
Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band -.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



Viewings

Strictly by appointment with the sole agents.

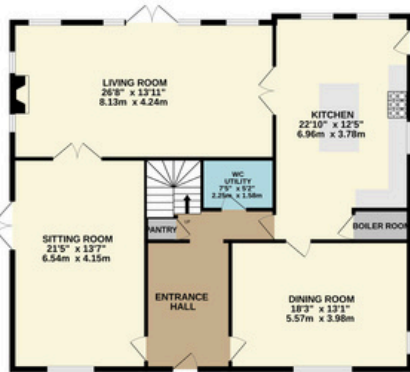
Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine & Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

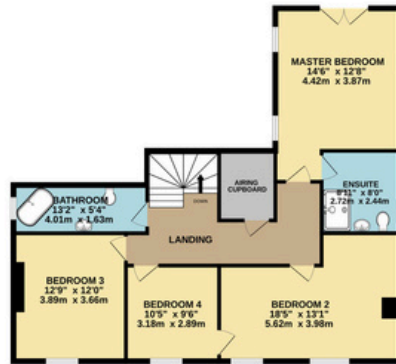
Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.



GROUND FLOOR
1435 sq.ft. (133.3 sq.m.) approx.



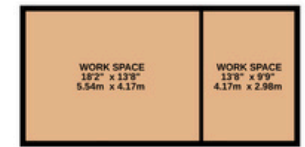
1ST FLOOR
975 sq.ft. (90.6 sq.m.) approx.



GARAGING AND GARDEN ROOM
715 sq.ft. (66.4 sq.m.) approx.



GARAGE FIRST FLOOR
385 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 3511 sq.ft. (326.2 sq.m.) approx.

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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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

