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grays



Hinds Cottage Beverley Road, Cranswick, Driffield, YO25 9PF

£710,000





Hinds Cottage Beverley Road

Driffield, YO25 9PF

- LIFESTYLE CONVERTED FARMHOUSE AND ANNEXE
- RIDING/LUNGING AREA/ALL WEATHER SURFACE AREA
- OPEN VIEWS
- WEALTH OF OPPORTUNITY
- RARE OPPORTUNITY
- 2 ACRES OF PADDOCK LAND
- LIFESTYLE APPEAL
- DISCREET SETTING
- STABLES, TACKROOM AND HOBBY ROOM
- CRANSWICK SETTING OFF BEVERLEY ROAD

A Rare Lifestyle Opportunity on the Edge of Hutton Cranswick with a converted farmhouse, annexe, 2 acres of paddock and lunging arena.

Positioned in a discreet setting off Beverley Road, this distinctive farmhouse offers the perfect blend of flexibility and location, all set within established gardens and paddock, complete with a superb outbuilding, stables and tack room.

Perfect for families or those with home business ambitions, equestrian interests or outdoor hobbies, this home delivers true versatility both inside and out. The annexe also offers the potential for multi-generational living.

The heart of the farmhouse remains an impressive and open plan Dining Kitchen, generous reception Lounge, Cloakroom and Conservatory. To the first floor 3 double Bedrooms feature and generously appointed Bathroom. A linked Annexe provides access from an entrance to 2/3 Bedrooms, Lounge, Utility, Kitchen and Bathroom.

Externally, the appeal continues with private and mature gardens, access to 2 acres of paddock land, lunging/equine arena with stables and tack room.

Located off Beverley Road, road access is excellent to Driffield and Beverley and suitable for those who place countryside living high on the agenda.

Get in touch today to book your viewing!!



£710,000



GROUND FLOOR

ENTRANCE HALLWAY

A welcoming entrance to this versatile converted farmhouse and annexe. The main reception hallway provides access both through to the annexe and the converted farmhouse. Accessed via uPVC double glazed entrance door with uPVC window to side elevation. Leads to...

RECEPTION LOUNGE

16'10" x 17'11" (5.15 x 5.48)

(at longest and widest point)
With windows to both front and side elevations, a central focal point is provided via a brick Inglenook fireplace with log burning stove, exposed brick wall to alternate room length, contemporary style radiator, staircase approach to first floor level.

DINING KITCHEN

18'8" x 16'0" (5.70 x 4.90)

Immaculately appointed with excellent specification and detail throughout, incorporating Shaker style wall and base units with contrasting hardwood work surfaces and upstands, inset porcelain 1.5 bowl sink and drainer with feature mixer tap, AEG appliances include low level oven, oversize induction hob with extractor canopy over, integrated dishwasher, various storage solutions and fitted shelving, space for American style fridge freezer and dining table to alternate room length, inset spotlights to ceiling, LVT flooring, French doors to front elevation, access to w.c, stable style door to conservatory extension, uPVC double glazed window.

CLOAKROOM / W.C

With low flush w.c and pedestal wash hand basin.

CONSERVATORY / SUN ROOM

8'11" x 8'11" (2.72 x 2.72)

With access to rear, Victorian style pitched roof, serving as a further reception space to the farmhouse property.

FIRST FLOOR

LANDING

Leads to three double bedrooms and house bathroom, with oak fitted handrail and glazed balustrade inserts, exposed brick wall detailing, inset spotlights to ceiling.

BEDROOM ONE

16'11" x 10'5" (5.18 x 3.18)

With uPVC double glazed windows to front elevation, inset spotlights to ceiling, recessed storage cupboard and contemporary style radiator.

BEDROOM TWO

13'0" x 9'3" (3.98 x 2.84)

With uPVC double glazed window, contemporary style radiator, inset spotlights to ceiling.



BEDROOM THREE

With uPVC double glazed window to rear, contemporary style radiator.

14'1" x 7'4" (4.30 x 2.24)

BATHROOM / SHOWER ROOM

Luxuriously appointed with a feature soft cushioned floor, rolltop freestanding bath with chrome tap point and showerhead, low flush w.c, pedestal wash hand basin, recessed shower tray with wall mounted showerhead and additional feature rainfall showerhead, splash screening, inset spotlights to ceiling, heated towel rail.

ANNEXE

Offering its own dedicated access, with laminate flooring, loft access point. Leads to...

RECEPTION LOUNGE

With laminate to flooring, French doors provide an abundance of natural daylight, suitably sized to accommodate furniture suite.

15'5" x 11'10" (4.70 x 3.62)

KITCHEN / DINING ROOM

Fitted with a range of traditionally styled wall and base units with roll edge worktops over, inset porcelain sink and drainer with mixer tap, uPVC double glazed windows to side and front elevations, soft cushioned flooring, space for freestanding white goods, space for breakfast table to alternate room length, modern radiator.

15'5" x 8'0" (4.70 x 2.46)

UTILITY ROOM

With uPVC double glazed door and window to rear, plumbing and space for a number of low level white goods.

7'10" x 4'1" (2.41 x 1.25)

ANNEXE BEDROOM ONE

With double glazed window to rear, of double bedroom proportions with space for freestanding bedroom furniture.

12'0" x 9'8" (3.66 x 2.96)

ANNEXE BEDROOM TWO

Of double bedroom proportions with uPVC double glazed window to front elevation.

11'5" x 10'5" (3.48 x 3.18)

ANNEXE BATHROOM

Neutrally appointed with three piece suite, including P-shaped bath with shower over, low flush w.c, inset vanity basin, tiling to splashbacks, uPVC double glazed window to rear.

9'1" x 6'3" (2.77 x 1.93)

OUTSIDE

The subject dwelling remains unique in position and scale offering a lifestyle opportunity for a range of purchaser profiles, especially applicants with equestrian interest.

Externally, the farmhouse and annexe enjoys a self-contained plot with dedicated outbuilding with full power and lighting, laid to lawn gardens, brick set pathway and patio extending from the immediate building footprint, close boarded fencing to perimeter boundary, offering both character and charm, being accessed via wrought iron access gates.

The adjacent parcel of land benefits from a 1/3 of an acre as an all weather surface lunging/ riding area, with potential to be converted to an equestrian arena, with stables and tack room, being fully fenced and hard landscaped, offering a wealth of potential. A grass walkway provides access to an extensive two acre block of paddocks split into three separate sections. Given the scale and open field views it really does have to be seen to be fully appreciated and acknowledged. A water point also exists to the paddocks.

The plot in its entirety provides an open outlook over the immediate surrounding countryside and given the flexibility on offer comes recommended for further viewing via the sole selling agent Staniford Grays.

AGENTS NOTE

EPC & Floorplan to follow

COUNCIL TAX:

We understand the current Council Tax Band to be A

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.





Floor Plans



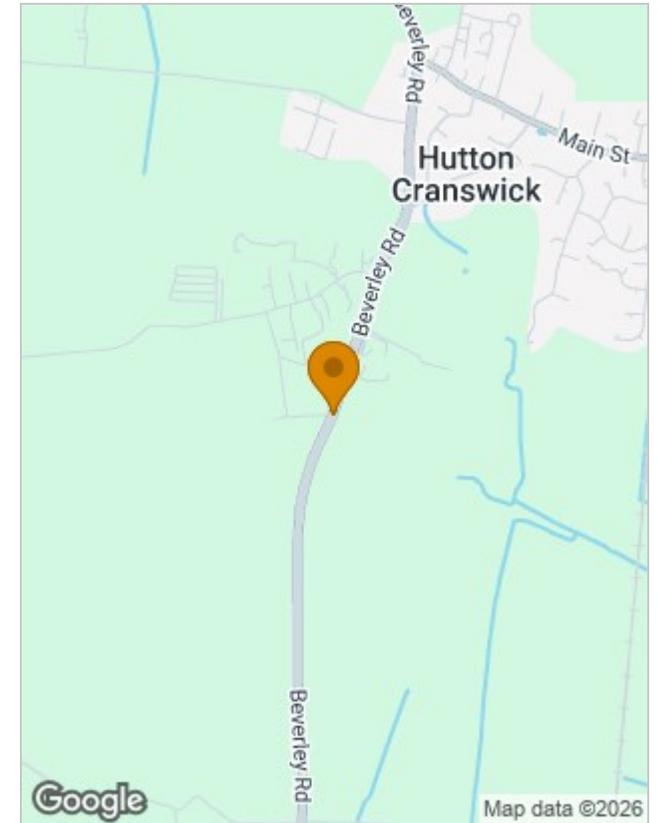
Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		