

CLUBLEYS



North End House, 26 Station Road,  
Middleton On The Wolds, YO25 9UQ  
Guide Price £600,000



## ABOUT THE PROPERTY

A beautifully presented double-fronted Victorian farmhouse dating from circa 1850, this exceptional village home is offered in fantastic order throughout and combines period charm with high-quality modern living, making it a truly wonderful family residence. The property displays a wealth of traditional features including sash-style windows, exposed beams and character fireplaces, with accommodation that is both generous and well balanced. A stunning entrance hall sets the tone, featuring traditional tiled flooring, a classic radiator, bespoke fitted boot and cloaks storage, panelled walls and a staircase leading to the first floor. The sitting room enjoys an open cast-iron fire and attractive fireplace, while the main lounge offers a cosy log-burning stove with exposed beams and an archway leading through to the heart of the home, a beautifully fitted kitchen with central island, breakfast bar and integrated appliances. Further ground floor accommodation includes a dining room, rear lobby, utility room, and a downstairs WC fitted with a traditional suite, along with a basement ideal for a games room or additional storage. Upstairs, a spacious landing leads to well-proportioned bedrooms, with the main bedroom benefitting from a modern en-suite, complemented by a large family bathroom with both bath and shower. Externally, electric gates open onto a block-paved driveway providing ample parking and access to a double garage, with the added benefit of a stable block. The gardens extend to three sides of the property and are mainly laid to lawn with seating areas, low hedging, fencing and established boundary hedges offering excellent levels of privacy, with the garden enjoying a desirable south-facing aspect.

Tenure: Freehold. East Riding of Yorkshire Council BAND: D.





**THE ACCOMODATION COMPRISSES****ENTRANCE HALL**

Front entrance with decorative tiled floor, part-panelled walls, picture rail, traditional radiator, bespoke boot/cloak area, and stairs to the first floor.

**WC**

A two-piece white suite comprising a high-level WC and pedestal wash hand basin, with a traditional radiator and towel rail, part-tiled walls, ceiling coving, and decorative tiled floor.

**SITTING ROOM**

4.34m x 4.59m (14'2" x 15'0")

Open cast-iron fireplace with tiled hearth, wooden surround and mantle, wall light points, radiator, and picture rail.

**LOUNGE**

4.23m x 5.24m (13'10" x 17'2")

Log-burning stove with tiled hearth, brick inset and wooden surround with mantle, exposed beams, radiator, picture rail, and recessed ceiling lights.

**KITCHEN**

4.00m x 4.28m (13'1" x 14'0")

Fitted with a range of wall and base units with wooden work surfaces, the kitchen includes an integrated dishwasher, space for a double fridge, extractor hood, 1.5-bowl sink unit, part-tiled walls, and exposed beams. There is also a kitchen island with cupboards beneath and a breakfast bar, recessed ceiling lights, and wood flooring.

**DINING ROOM**

4.00m x 3.45m (13'1" x 11'3")

With a traditional radiator, ceiling coving, recessed ceiling lights, and wooden flooring.

**REAR LOBBY**

1.85m x 3.04m (6'0" x 9'11")

Access to loft space and door leading to the basement

**UTILITY ROOM**

1.56m x 3.04m (5'1" x 9'11")

Plumbed for an automatic washer, cupboard housing hot water cylinder, an oil-fired central heating boiler.

**BASEMENT**

4.05m x 4.48m (13'3" x 14'8")

Power points, extractor fan.

**FIRST FLOOR ACCOMODATION****LANDING**

Access to loft space, radiator, ceiling coving.

**BEDROOM ONE**

4.34m x 4.41m (14'2" x 14'5")

Radiator, picture rail, ceiling coving.

**EN-SUITE**

Three-piece suite comprising a low-flush WC, shower cubicle, and sink with vanity unit and cupboard beneath, fully tiled walls, and a chrome heated towel rail.

**BEDROOM TWO**

4.24m x 4.59m (13'10" x 15'0")

Radiator, ceiling coving.

**BEDROOM THREE**

4.02m x 4.30m (13'2" x 14'1")

Radiator, ceiling coving.

**BEDROOM FOUR**

2.33m x 3.26m (7'7" x 10'8")

Radiator, ceiling coving.

**BEDROOM FIVE**

2.98m x 2.28m (9'9" x 7'5")

Radiator, ceiling coving, laminate flooring.

**BATHROOM**

Four-piece suite comprising a free-standing bath, low-flush WC, wash hand basin set on a marble-effect top with drawer underneath, and a walk-in shower, with part-tiled walls, a traditional radiator with heated towel rail, ceiling coving, recessed ceiling lights, and an extractor fan.

**GARAGE**

Double garage with electric up and over door.

**OUTSIDE**

Externally, the property is approached via electric gates opening onto a block-paved driveway, providing ample parking and access to a double garage. There is also a stable block, ideal for equestrian or storage use. The gardens extend to three sides of the farmhouse and are mainly laid to lawn, with inviting seating areas perfect for relaxing or entertaining. Low hedging, fencing, and established boundary hedges provide privacy, creating a peaceful and secluded setting that complements this charming Victorian home, with the garden enjoying a desirable south-facing aspect.

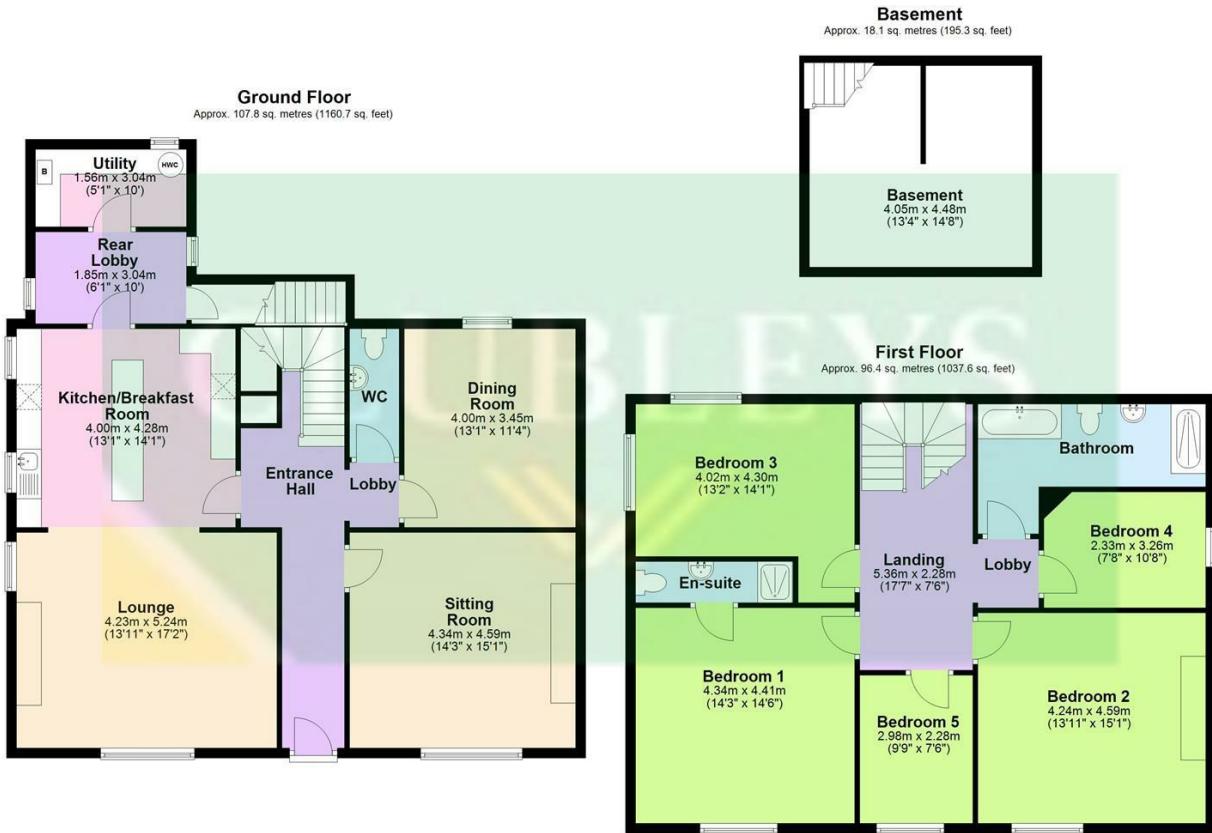
**ADDITIONAL INFORMATION****SERVICES**

Mains water, oil and electricity.

**APPLIANCES**

No appliances have been tested by the Agent.





Total area: approx. 222.4 sq. metres (2393.6 sq. feet)

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.