Beverley | Cottingham | Hornsea | Willerby

# Quick & Clarke

PROPERTY SPECIALISTS

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## Shepherd's Cottage Church Lane, Little Driffield YO25 5XE

**£695,000**

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- Stunning country home
- 'A' rated extremely efficient House
- Over 2,400 sq ft
- 4 bedrooms, 3 bathrooms
- 3 reception rooms
- Incredible panoramic views
- Heat recovery ventilation system
- Multi use home office / living / studio garden room & double garage
- Council Tax Band: E
- EPC Rating: A

An exceptional Wolds' property where traditional charm meets modern efficiency.

The property is approached via a 5-bar gate and you are welcomed by a timeless country elegance featuring a charming boarded exterior that perfectly complements this pastoral setting.

The cottage is completely surrounded by breathtaking countryside with panoramic views stretching to the horizon. Furthermore, the land adjoins Elmswell Beck, the most northerly chalk stream in Europe, which is a Site of Special Scientific Interest with a wide variety of visiting birds and peaceful setting.

Shepherd's Cottage is designed for contemporary family living and wonderful comfort offering four generous bedrooms, two of which benefit from luxurious en-suite bathrooms, whilst downstairs the versatile layout offers three reception rooms, all complemented by the delightful farmhouse style kitchen which forms the heart of the home and is thoughtfully designed to offer the perfect space for cooking, dining and gathering.

This is an extremely energy efficient dwelling, where sustainability and low running costs have been paramount in the design and are evidenced by the integrated solar panels and state of the art Heat Recovery Ventilation system, which ensures a constant supply of fresh filtered air throughout the home whilst reducing heat demand. The grounds are as beautiful as the home itself and laid mainly to lawn with mature planting beds as well as a double garage which provides excellent parking and storage facilities. The property also includes an extremely useful building which would be ideal for use as a home office, gym, studio or guest annexe, including Kitchen & Bathroom, adding a valuable flexible space to the accommodation.

This really is an outstanding property, the quality of which is rarely available on the open market, offering spacious high specification accommodation which is particularly eco-friendly and located in a most beautiful position.

## LOCATION
Located in the heart of the Yorkshire Wolds on the edge of the pretty village of Little Driffield and only about 1 mile from the market town of Driffield which offers a wide variety of shops, leisure facilities, pubs and restaurants along with a main line railway station Shepherd's Cottage is also ideally located for road access to Beverley, York and the East Yorkshire coast.

## THE ACCOMMODATION COMPRISES

## GROUND FLOOR

### RECEPTION DINING HALL
21'3" x 11'0" (6.48m x 3.35m)
Return staircase to first floor and understairs storage cupboard along with built-in cloaks cupboard, slate floor, French doors offering open countryside views and radiator.

### CLOAKROOM
Low level w.c., wash hand basin and tiled floor.

### LIVING ROOM
21'4" x 14'9" (6.50m x 4.50m)
High efficiency pellet burning stove set within a lovely brick fireplace and standing on a slate hearth, PVCu sealed unit double glazed windows to two elevations and French doors leading to the outside seating space.

### DINING ROOM / PLAYROOM
13'10" x 13'0" (4.22m x 3.96m)
PVCu sealed unit double glazed windows to two elevations and radiator.

### STUDY
11'0" x 6'9" (3.35m x 2.06m)
PVCu sealed unit double glazed windows to two elevations, slate floor and radaitor.

### KITCHEN
21'3" x 11'3" (6.48m x 3.43m)
A beautiful cooking and entertaining space having timber base and eye level units with marble effect and timber work surfaces incorporating an electric cooking Range, chrome towel radiator, slate floor and PVCu sealed unit double glazed windows to two elevations.

### WALK-IN PANTRY
6'0" x 5'0" (1.83m x 1.52m)
Fitted shelves and slate floor.

### REAR ENTRANCE LOBBY
Extremely useful space with slate floor having base and eye level cupboards with plumbing for automatic washing machine and sink unit along with built-in cloaks cupboard.

## FIRST FLOOR

### LANDING
Built-in airing cupboard with hot water cylinder.

### MASTER BEDROOM SUITE
21'6" x 20'6" (6.55m x 6.25m)
A substantial bedroom space offering two dormer windows with further PVCu sealed unit double glazed window, eaves cupboards and radiator.

### DRESSING ROOM
Fitted hanging and shelves along with sealed unit double glazed skylight.

### EN-SUITE BATHROOM
Circular bath with matching wash basin, w.c. and bidet along with shower in separate cubicle, tiled floor and part tiled walls, chrome towel radiator and sealed unit double glazed skylight.

### BEDROOM 2
22'6" x 10'9" (to include en-suite) (6.86m x 3.28m (to include en-suite))
Fitted wardrobe, PVCu sealed unit double glazed window, sealed unit double glazed skylight and radiator.

### EN-SUITE BATHROOM
Panelled bath, wash basin and low level w.c., tiled floor, part tiled walls, sealed unit double glazed skylight and chrome towel radiator.

### BEDROOM 3
21'0" x 10'3" plus doorwell (6.40m x 3.12m plus doorwell)
Fitted wardrobes, PVCu sealed unit double glazed windows, sealed unit double glazed skylight and radiator.

### BEDROOM 4
13'8" x 10'5" (4.17m x 3.18m)
Fitted wardrobe, sealed unit double glazed skylights and radiator.

### FAMILY BATHROOM
8'9" x 6'0" (2.67m x 1.83m)
Panelled bath with shower over, pedestal wash basin and low level w.c, tiled floor, part tiled walls, sealed unit double glazed skylight and chrome towel radiator.

### OUTSIDE
The property stands on an absolutely delightful plot with 5-bar gated access to a gravel driveway and parking area. There are lawned gardens to three sides offering mature planting beds along with brick sett stone and gravel paths around the cottage.

To the rear of the house and benefitting from stunning Westerly views is a raised stone paved seating area.

### MULTI USE BRICK AND SLATE GARDEN ROOM
27'0" x 12'4" (8.23m x 3.76m)
An extremely useful building which provides living / home office / studio space having open plan accommodation with tiled floor and sealed unit double glazed windows, fitted base and eye level kitchen units with single drainer sink unit, integrated electric oven and hob and separate bathroom having bath with wash basin and low level w.c., tiled floor and walls, sealed unit double glazed skylight and chrome towel radiator.

### DETACHED DOUBLE GARAGE
19'6" x 16'4" (5.94m x 4.98m)
Electric roller shutter door along with side personal access door, first floor storage facility, light and power laid on.

### SERVICES
Mains electricity is connected, water is from a private borehole and the property benefits from its own private treatment system.

The current owners' net spend on electricity per annum after the feed in is £250 or less.

The feed in tariff extends until November 2035.

### HEATING
Provided by a biomass pellet boiler to radiators backed up by the heat recovery ventilation system. Also benefits from solar thermal system for hot water. Electric underfloor heating to bathrooms.

### DOUBLE GLAZING
The property benefits from PVCu double glazing.

### TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

### VIEWING
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

### FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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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