

colin ellis



Butt Lane, Wold Newton, Driffield, YO25 3YE

Offers Over £620,000

We welcome to the market a simply STUNNING substantial FIVE bedroom, THREE bathroom MODERN BARN CONVERSION which offers LUXURIOUS living spaces throughout. This fantastic home has been tastefully renovated and maintained throughout whilst retaining many CHARACTERFUL features. Not only has this been a successful HOLIDAY let, but would make a lovely residential home. We are confident any buyer will appreciate the finish, space and setting on offer.



This spacious five bedroom, three bathroom Barn Conversion has been tastefully renovated to an exceptionally high standard and offers character throughout. Briefly comprising a modern kitchen diner with high spec built in appliances and feature island, a generous sitting room with feature fireplace, characterful snug with bricked arch to front garden, utility room and downstairs cloakroom. Off the landing is the master bedroom having a large en-suite, guest bedroom with en suite shower room and three further double bedrooms together with a family bathroom. Outside the property offers lawned gardens, a patio, decked area, garage and driveway. The whole property offers a light and airy feel throughout. Direct access to the patio from the kitchen, sitting room and snug is ideal for entertaining. The ground floor offers underfloor heating the heating system being run from a LPG gas boiler. The property has been used as a successful holiday let but would make a stunning family home. Viewing is highly recommended. No onward chain.

LOCATION

From Scarborough Railway Station proceed down Westborough onto Falsgrave. Take a left at the traffic lights onto the A64 and follow the road out of Scarborough toward York. Take a left onto the B1249 toward Foxholes and after approximately a mile and a half take a left onto Butt Lane.





FIRST FLOOR LANDING

Spacious landing area having exposed beams, double glazed window, radiator and electric sockets.

BEDROOM ONE

17' 5" x 12' 6" (5.32m x 3.83m)

Exposed beams, fitted wardrobes, two double glazed windows overlooking the front, radiator and electric sockets.

EN SUITE ONE

11' 2" x 6' 5" (3.41m x 1.97m)

Four piece suite with modern free standing bath, low flush WC, hand basin and fully tiled shower cubicle. Having double glazed window overlooking the rear, underfloor heating, tiled floor and part tiled walls

BEDROOM TWO

13' 6" x 9' 9" (4.12m x 2.99m)

Exposed beams, double glazed window overlooking the rear, radiator and electric sockets.

BEDROOM THREE

10' 0" x 9' 9" (3.05m x 2.98m)

Exposed beams, double glazed window overlooking the rear, radiator and electric sockets.

BEDROOM FOUR

13' 2" x 9' 6" (4.03m x 2.91m)

Exposed beams, double glazed window overlooking the rear, radiator and electric sockets.

KITCHEN/DINER

36' 9" x 18' 7" (11.21m x 5.68m)

Modern range of wall and base units with worktops, large central island with Neff hob, two electric Neff ovens, Neff extractor hood, space for wine cooler, integrated fridge and freezer. This room has tiled floors with underfloor heating, exposed beams, LED lights and full height double glazed doors to front garden.

SITTING ROOM

19' 10" x 18' 4" (6.05m x 5.6m)

Feature fireplace and two full height double glazed doors leading to front garden. underfloor heating, telephone point, TV point and electric sockets.

SNUG

12' 9" x 9' 6" (3.91m x 2.9m)

Feature exposed brick wall with doors leading to front garden, exposed beams and electric sockets.

UTILITY ROOM

10' 5" x 4' 1" (3.2m x 1.27m)

Wall and base units, worktops with sink and drainer, space for both washing machine and tumble dryer, tiled floor and electric sockets.

DOWNSTAIRS TOILET

6' 0" x 2' 11" (1.83m x 0.89m)

Tiled floor with underfloor heating, low flush WC and hand basin and extractor.

BEDROOM FIVE

12' 9" x 9' 5" (3.89m x 2.89m)

Double glazed windows overlooking the front and side, two radiators and electric sockets.

EN SUITE TWO

9' 6" x 3' 10" (2.9m x 1.18m)

With fully tiled shower cubicle, low flush WC and hand basin. Tiled floor and part tiled walls with ladder radiator.

BATHROOM

13' 3" x 9' 9" (4.05m x 2.98m)

Four piece bathroom suite with jacuzzi style bath, low flush WC, walk in shower and basin with mixer tap. The room has exposed beams, Velux window, part tiled walls, ladder radiator, shaver point and inset TV.

GARAGE

Single garage with up and over door, electric and lighting.

GARDEN

To the front is a large garden laid mainly to lawn with established trees and shrubs and patio area. To the rear is a walled garden with decked area for hot tub. Driveway offers parking for at least two vehicles.



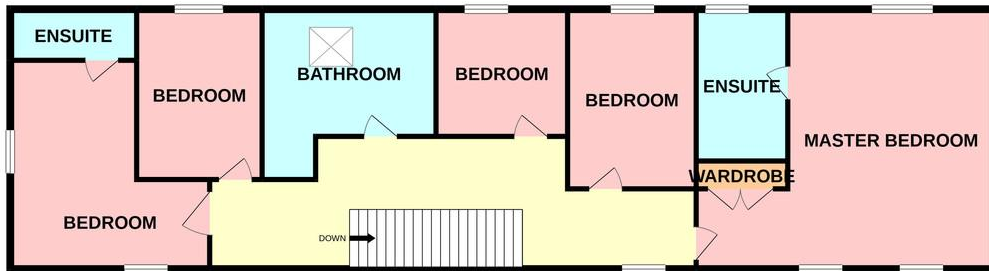




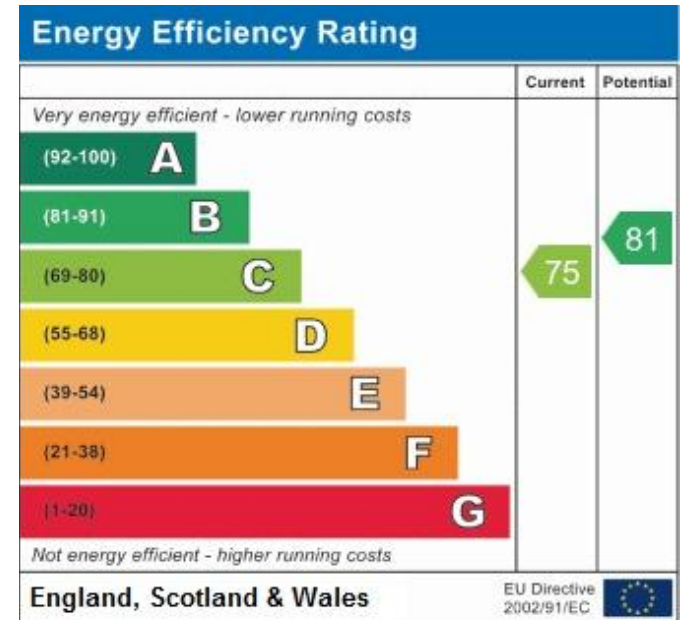
GROUND FLOOR



1ST FLOOR



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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Address:
Butt Lane

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Council Tax Band: Band



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