

Ground Floor

Floor 1

Energy Efficiency Rating

Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G		

Dee Atkinson Harrison

Approximate total area⁽¹⁾
2155.98 sq. ft.
200.30 sq. m

Reduced headroom
15.52 sq. ft.
1.44 sq. m

(1) Excluding balconies and terraces

□ Reduced headroom (Below 1.5m/4'10")

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFTE360

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HEATING & INSULATION
The property has oil-fired radiator central heating and timber windows incorporate sealed unit double glazing.

SERVICES
Mains water and electricity. There are 17 PV solar panels on the rear roof. Private drainage system. None of the services or installations have been tested.

TENURE
The property is held under freehold title with vacant possession on completion

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'E'.

VIEWING
Strictly by appointment with the sole agent's Beverley office on (01482) 866844.

Guide Price
£525,000

The Barn,
Ruston Parva,
Drifffield

Dee Atkinson & Harrison



The Barn, Ruston Parva, Driffield, YO25 4DG

DESCRIPTION

This attractive and individual detached home is part of a select small development of just three properties, formerly a farm homestead on the south side of the main street in this quiet Yorkshire Wolds village. The original traditional period barn was converted to a two storey four bedroomed home in the early 1990's retaining character features. Since this time the long term owners have carried out alterations and improvements to present to the market a well appointed and future proofed home to include PV roof panels for electricity and a car charging point. The versatile and spacious accommodation includes three reception rooms, a dining kitchen with solid pippy oak cabinets and potential for his n hers studies/ offices for those working from home. An elevated position towards the rear of a large grassed plot provides views around the village and there is also a totally private walled south facing rear courtyard within which to enjoy the sunshine and barbeques.

SITUATION

Ruston Parva is situated just to the north of the A614 which is a main route from the west (York & M62 motorway) to Bridlington on the coast. A small village, unspoilt by any large scale housing development and surrounded by undulating wolds countryside, it is five miles from the market town of Driffield and eight miles from Bridlington. Local junior schooling and amenities are available in the larger nearby villages of Nafferton and Kilham, to include a railway station on the Hull to Scarborough line.



THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

A generous welcoming space with quarter turn staircase leading off and radiator.

SEPARATE WC

A modern vanity wash basin and toilet suite includes splashback tiling. Heated towel radiator.

SITTING ROOM

A wood burning stove is set in an inglenook-style brick fireplace opening. Radiator.

BREAKFAST KITCHEN

Features double doors opening to the rear courtyard and has a slate tile floor. Kitchen cabinets are solid pippy oak and have granite work surfaces with a two bowl integrated sink. Built-in electric oven, induction hob and dishwasher.

UTILITY ROOM

Well fitted with a range of full-height, base and wall cupboards incorporating one and a half bowl sink and with provision for plumbed automatic washing machine and tumble dryer. Slate tiled floor and radiator.

STUDY

Radiator.

DINING ROOM

Radiator and multi-pane double doors opening to:

LOUNGE

Features include a vaulted ceiling with Velux windows and wood burning stove. Three radiators and French door to rear courtyard. A mezzanine level with bullseye window extends above:

SECOND STUDY

Radiator.

FIRST FLOOR

LANDING

Includes a galleried area. Airing cupboard with hot water tank and slatted shelf. Loft access hatch with fitted ladder.

BEDROOM ONE

Fitted furniture includes a range of fitted wardrobes and dressing table. Radiator.

EN SUITE BATHROOM

Fittings include a large bath, walk-in shower enclosure with plumbed shower fitment and folding screen, vanity wash-hand basin and WC. Splashback wall tiling and radiator.

BEDROOM TWO

Fitted double wardrobe and radiator.

BEDROOM THREE

Fitted furniture including wardrobes, drawers and bedside cabinet. Radiator.

BEDROOM FOUR

Radiator.

FAMILY WET ROOM

Fittings to include a screened shower area with plumbed shower fitment, vanity wash-hand basin and WC plus wall cabinet. Tiling to walls and floor, mirror with lighting and heated towel radiator.

EXTERNAL

BOILER ROOM / STORE (2.99m x 2.93m / 9'8" x 9'6")

With oil boiler.

STORE (9'0" x 9'0" / 2.74m x 2.74m)

With power and lighting.

These brick outbuildngs are accessed from the enclosed south-facing rear courtyard which comprises stone terracing and slate finishes with boundary shrubs.

FRONT GARDEN

The property is approached by a tarmac driveway through a large area of lawn which is in turn framed by mature hedge boundaries. Adjacent to the property there is space for parking and turning vehicles and a hard landscaped space of paving and slate with shrubs planted around. Timber shed housing oil tank and attached log store.