



Dee Atkinson & Harrison

CHARTERED SURVEYORS & ESTATE AGENTS

BRACKEN FARM, KILNWICK, EAST YORKSHIRE



'BRACKEN FARM' KILNWICK EAST YORKSHIRE YO25 9JQ

£1,150,000

**Beverley 8 Miles | Hull 16 Miles
Driffield 7 Miles | York 30 miles**

DESCRIPTION

Approached from a mature Beech avenue this imposing traditional East Riding Farmhouse provides extensive, well-maintained accommodation in a semi-parkland setting, with a fine southerly aspect overlooking the surrounding open countryside. Included with the farmhouse is a range of useful traditional domestic, and modern farm buildings that provide an opportunity for a variety of uses including stabling or storage but also offer the potential for conversion for holiday letting or rural development (subject to planning consent). The final string to the bow are the adjacent paddocks that provide 14.6 acres of stock-proof grazing. Offering just over 4,600 sq ft of oil centrally heated and fully double-glazed accommodation over three floors, this impressive Farmhouse is one that has to be viewed to be fully appreciated.

LOCATION

The property lies to the North of the Middleton-on-the-Wolds to Kilnwick Road, astride an unclassified public highway known as Bracken Lane, approximately 7 miles South of Driffield, 7 miles North of Beverley, 15 miles North of Hull and 28 miles East of York. Driffield and Beverley offer excellent shopping facilities including national stores such as W H Smiths, Boots, Tesco's, Morrisons, Aldi, Lidl, and Iceland Foods, to name but a few. Sport and entertainment are well catered for, with well-supported clubs offering excellent facilities for rugby cricket, football, golf, hockey and tennis. Both town and surrounding villages provide a host of pleasant pubs and eating houses and visitors to the area are always impressed by the friendliness and hospitality provided by the local residents.



The accommodation comprises

Ground Floor

Entrance Hall

With radiator, coving to some ceilings, drinks cupboard, and staircase leading off.

Living Room

With log burner set within a rustic brick fireplace, radiator, half-height paneling to the walls, five wall light points and a TV aerial point.

Dining Room

With ornamental fireplace with marble mantle and inset cast iron grate, radiator and coving to the ceiling.

Sitting Room

With open fireplace having a cast iron grate, tiled hearth and traditional mantle, TV aerial point, and radiator.

Study

With a sealed corner fireplace, radiator, and coving to the ceiling.

Cloakroom

With low-level WC, pedestal wash hand basin, ceramic tiled floor, half-tiled walls, and fitted storage cupboards.

Farmhouse Kitchen

Fitted with an extensive range of medium oak units with granite worksurfaces over including base, wall, and drawer units, cream two oven electric Aga, conventional electric single oven and four ring ceramic hob with extractor canopy over, integrated dishwasher, integrated larder fridge, one and a half bowl inset sink with mixer tap. TV aerial point, ceramic tiled floor, coving to the ceiling and enclosed second staircase leading off to the first floor snooker room. An access door from the kitchen leads down to the cellars.

Utility Room

With sink, base unit, extensive range of fitted cupboards to one wall, radiator, ceramic tiled floor, pine-clad walls and ceiling and plumbing for an automatic washing machine.

Rear Porch

On the First Floor

Landing

With radiator, enclosed staircase to the second floor and doors leading off to:

Bedroom One

With fitted wardrobes to one wall incorporating a kneehole dressing table with drawers, two radiators, telephone point, coving to the ceiling and a wall light point.

Bedroom Two

With radiator and coving to the ceiling

Bedroom Three

With two radiators, ornamental fireplace.

En-Suite Shower Room

With shower cubicle, low-level WC, vanity wash hand basin, heated towel rail, fully tiled walls, and floor,

extractor fan.

Bedroom Four

With fitted wardrobes, single radiator and coving to the ceiling.

Family Bathroom

Recently refitted with a four-piece suite including an encased bath, separate shower cubicle, low level WC and vanity wash hand basin. Fully tiled walls and floor, radiator, heated towel rail, and fitted airing cupboard.

Bedroom Five/Snooker Room

This large room currently houses a full-size snooker table but could equally be used as a bedroom. Two radiators, pine-clad half vaulted ceiling and a staircase leading down to the kitchen.





Attic Accommodation

The attic provides four good-sized rooms that although now mainly used for storage, have the potential for a variety of uses including additional bedrooms.

Attic Room One

Currently housing a table tennis table. With wood floor and gable window.

Attic Room Two

With wood floor and gable window.

Attic Room Three

With wood floor

Attic Room Four

With wood floor

OUTSIDE

TRADITIONAL DOMESTIC OUTBUILDINGS

The property enjoys a range of domestic outbuildings the stand close to the main farmhouse separated by a gravel courtyard that provides parking and turning space. These include a two-storey former Coach House with an adjoining single-storey garage. This brick and tile building lends itself to possible conversion to annexe or holiday accommodation (subject to planning consent). Beyond the Coach House, screened by a beech hedge is a further range of single-storey range of brick and tile outbuildings that currently serve as storage. A modern brick and tile, one and a half size garage with an electric remote operated sectional door also front onto this secondary courtyard.

Immediately to the rear of the farmhouse is a further range of domestic outbuildings that house the oil-fired boiler and provide dry storage for fuel and an outside WC.

Garden

The L-shaped garden serving the house lie to the north and east and include extensive lawns with mature borders stocked with shrubs, plants and bulbs, an Indian stone paved patio and mature trees. A bunded oil storage tank is also located to the rear of the house.

MODERN FARM BUILDINGS

Included with Bracken Farm are various farm buildings including:

A pair of twelve-bay Dutch barns.

A five-bay modern portal framed implement or livestock shed with double sliding barn door and concrete floor.

A five-bay open-fronted implement or livestock shed.

LAND

A 3.65 acre (1.48 ha) stock proof paddock lies to the North



and an L-shaped 10.95 acre (4.43 ha) stock proof paddock lies to the east and south. Both paddocks have a water supply.

| Schedule of Land | | | | |
|------------------|---------------|-----|--------------|--------------|
| OS Parcel No. | Description | | Area | |
| | | | Ha | Ac |
| Pt 4523 | Paddock | est | 2.190 | 5.41 |
| 4333 | Paddock | | 0.878 | 2.17 |
| Pt 3653 | Paddock | est | 1.100 | 2.72 |
| Pt 2930 | House & Yards | est | 0.970 | 2.40 |
| Pt 1848 | Paddock | est | 1.400 | 3.46 |
| 4718 | Road | | 0.198 | 0.49 |
| | Total | | 6.736 | 16.65 |

CONTAMINATED LAND

The Seller is not aware of any land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The Seller does not give any guarantee in this respect and advises the Purchaser(s) to make such enquiries and investigations, which may be necessary to satisfy themselves that none of this land is so filled.

PUBLIC RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The land is sold with the benefit of all the accustomed or granted rights of way, water, support, drainage, electricity supplies, light, or other easements, or quasi easements and restrictive covenants and all existing or proposed wayleaves for electricity, drainage, water, gas and other pipes whether shown on the plan or indicated in these particulars or not and without any obligations to define the same respectively. The Minster Way passes over the North Eastern boundary of the property.

SERVICES

Mains water and electricity are connected to the property. Drainage is to a private septic tank that is believed to be compliant with current regulations. The property also benefits from 16 solar panels). In addition to savings on energy costs, the panels provide a passive income on a feedback tariff. Full details of the income will be given upon request.

TENURE

The property is held under freehold title and vacant possession will be given upon completion.

COUNCIL TAX

Council tax is payable to East Riding of Yorkshire Council. The property is currently listed in council tax band F.

VIEWING

Strictly by appointment through the sole agents on 01377 241919 or 01482 866844.





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Floor 1 Building 2







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