



# Dee Atkinson & Harrison

CENTRE HOUSE, GEMBLING, EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS

# 'CENTRE HOUSE' GEMBLING EAST YORKSHIRE YO25 8HS

**£795,000**

**Driffield 8 Miles | Beverley 16 Miles  
Hull 20 Miles | Bridlington 13 miles**

A most attractive and beautifully presented detached house providing spacious and well equipped accommodation that enjoys a southerly aspect over the well kept gardens, paddocks and outbuildings. The house and outbuildings complement each other superbly and will without question appeal to purchasers with equestrian or hobby farming interests. In addition to the fine accommodation there are two stable blocks and a substantial garage block which has previously been granted planning consent for a one bedroom holiday cottage (now expired).

## LOCATION

Gembling is a hamlet village located close to Foston-on-the-Wolds and comprises of approximately a dozen mainly detached properties. To the front of these properties is the Gembling Common over which a small number of properties have grazing rights. This is a rural location at its best, and interested parties are strongly advised to make an early inspection to view.

The nearest Town is Driffield which is a traditional market town that earned its title as Capital of the Wolds by virtue of its central position within the county. The larger towns and cities of Bridlington, Beverley and Hull are all within easy travelling distance either by road, rail or bus. Driffield offers an excellent range of shopping facilities including national stores such as W H Smiths, Boots, Tesco's, Lidl and Iceland Foods.

Sport and entertainment are well catered for, with well supported clubs offering excellent facilities for rugby cricket,



football, golf, hockey and tennis.

Driffield has a modern Sports Hall with swimming pool and multi gym plus a flood lit all weather sports field.

The town and villages provide a host of pleasant pubs and eating houses and visitors to the area are always impressed by the friendliness and hospitality by the local residents.

### **The Accommodation Comprises**

#### **Ground Floor**

##### **Entrance Hall**

With radiator, wall light point, staircase leading off and opening into:

##### **Cloakroom**

With fitted two piece white suite comprising pedestal wash hand basin and low level WC, tiled splash back, dado rail and picture rail. Cloak hooks.

##### **Lounge**

With a decorative fireplace with a wooden mantle, two double radiators, telephone point, television aerial point and power point for a wall mounted TV above the fireplace, four wall lights, double doors to the conservatory.

##### **Dining Room**

With two double radiators, six wall light points, central heating thermostat, coving to the ceiling, ceiling spotlights and double doors to:

##### **Kitchen**

Fitted with an attractive range of kitchen units including base and eye level cupboards with Beech wood block work surfaces over, cornice trims, plate rack, glazed display units, inset Belfast sink with mixer tap, integrated wine fridge and dishwasher, four oven dual fuel gas and electric fired Aga with extractor hood over, ceramic tiled flooring, television aerial point, two wall light points, painted exposed beams to the ceiling, inset ceiling spotlights, ceiling fan, wall mounted gas central heating boiler concealed within a matching kitchen cupboard, free standing island unit, double doors to the breakfast area and split stable style door to the rear patio.

##### **Utility Room**

Fitted with an excellent range of useful storage cupboards which conceal and house the washing machine and tumble dryer (not included). A further range of painted floor units with cupboards, drawers and wine rack finished with beech wood worktop, radiator, ceramic tiled flooring and ceiling spotlight.

##### **Conservatory**

Giving superb views over the garden and paddocks to the south and including a double radiator, two wall light points and double doors to the garden. The conservatory also includes:

##### **Breakfast Area**

With double radiator, ceramic tiled flooring, wall light point and double doors to the kitchen.

#### **On The First Floor**

##### **Landing**

With double radiator.

##### **Master Bedroom**

With window seat set into the Bay style window which gives superb views to the south over the garden and paddocks. Double radiator, television aerial point, four wall light points and door to:

##### **Walk-In Wardrobe**

With fitted hanging rail, shelving and storage space.

##### **En-Suite Shower Room**

With three piece modern white suite including large walk-in shower cubicle with power shower and screen, low-level WC, pedestal wash hand basin, single radiator,



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oving to the ceiling, low voltage ceiling spotlights, airing cupboard housing the hot water tank equipped with electric immersion heater.

#### **Bedroom Two**

Fitted to one wall is a triple wardrobe with full length sliding doors, hanging rail and shelving. Radiator, telephone point, television aerial point and wall light point.

#### **Bedroom Three**

With radiator, coving to the ceiling and television aerial point.

#### **Bedroom Four**

With double radiator.

#### **Bedroom Five/Office**

With double radiator, telephone point, television aerial point and access to the eaves storage area.

#### **Bathroom**

With recently fitted white suite including roll top bath on feet, dual flush low level WC, pedestal wash hand basin, half height match-board panelling to the walls, single radiator.

#### **Outside**

This fine property stands on a site extending to approximately 3.5 acres. The house stands at the front of the site and is approached from a gravelled drive through an electric remote operated wooden gate which leads to a substantial parking and turning area and in turn gives access to the large brick and tile garage.

The garage was constructed by a previous owner who was a true car enthusiast. The garage includes two areas, the main one being 35'2 x 24'4 power and light connected. The second area is a substantial workshop 25'5 x 19 with double full-height access doors, to the end of the building as well as garage doors. Power and are light connected. Interested parties should note that planning consent has previously been granted on this part of the garage for its conversion into a one-bedroom holiday cottage with no restrictions on the length of stay per tenant. This permission has subsequently expired but it is in the Agents opinion, possible that an application for a similar use or annexe accommodation to the main property may be viewed favourably by the Planning Authority.

The garden to the property is a particularly attractive



feature being predominantly south facing and extremely private. The garden includes a large area of lawn, brick patio, path, substantial pond and various well stocked borders. There is also an orchard, greenhouse and a large garden utility area.

### **Stables And Paddocks**

At the front of the site there is a part block work and part timber pantiled stable block that is divided into three areas. The largest loose box measures 18' x 14'6 and could easily be divided to provide a two stall stable. There are then two further loose boxes measuring approximately 13'6 x 14'6 each. All of this block has power and light connected and there are three substantial stable doors.

Beyond the garden lies a further stable block adjacent to the paddocks. The stables are of a most pleasing design constructed of painted breeze block and overhanging pan tiled roof. The purpose built unit which measures 46'8 x 11'2 internally overall is divided into three loose boxes individually measuring 11'3 x 11', together with a tack/feed room of approximately 11'3 x 10'. Power, light and water are again connected.

To the rear of the stable is a useful lean-to hay store. The remaining area of the site is divided into two stock proof paddocks with water to each. There is also a timber field shelter within the paddock.. The paddocks extend to 2.55 acres in total.

### **Services**

Mains water and electricity area connected to the property. Drainage is to a septic tank. Gas fired central heating is provided from an LPG supply.

### **Viewing**

Strictly by appointment through the Sole Agents on 01377 241919.

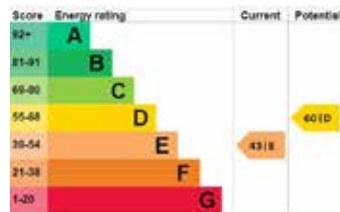
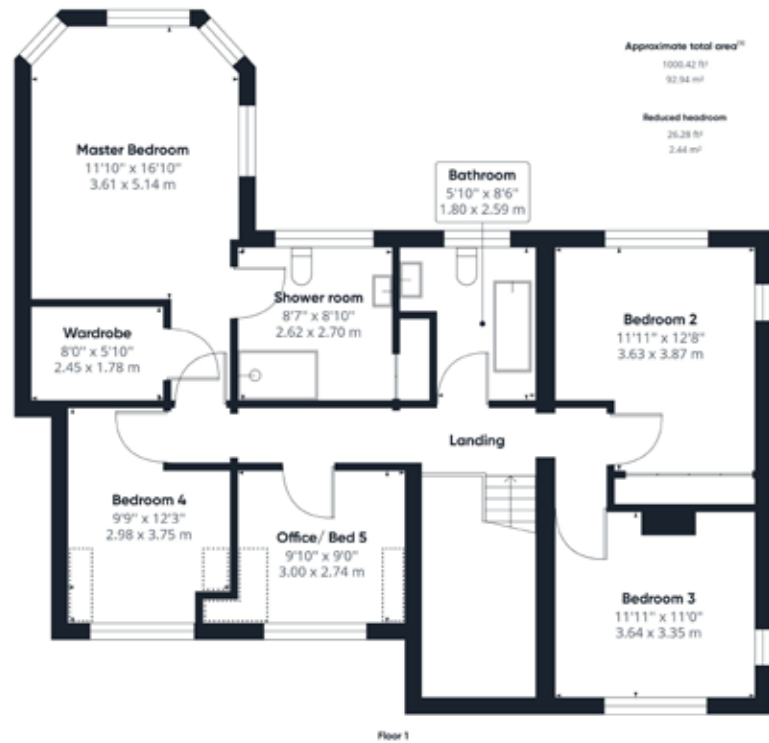
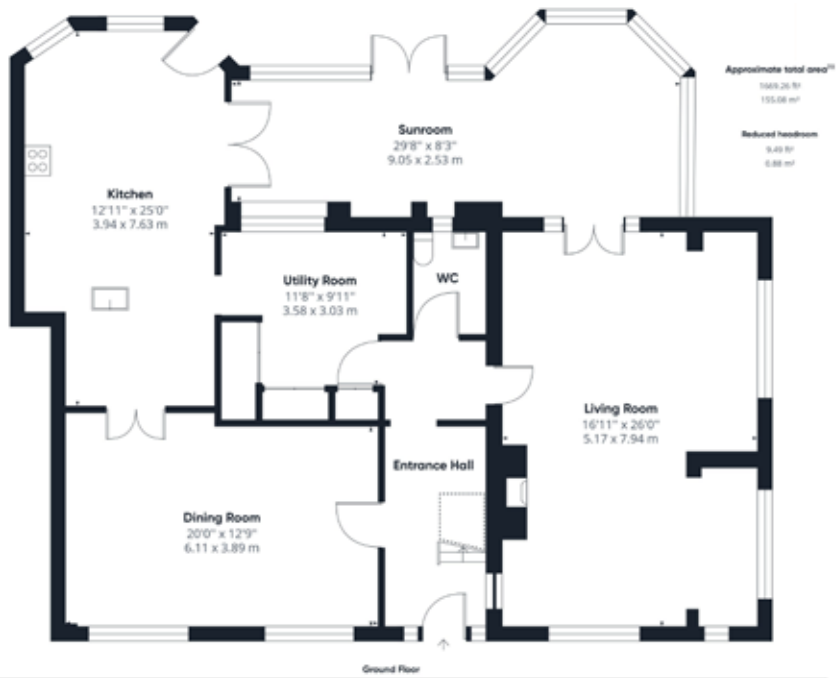
### **Tenure**

The property is Freehold and offered with the benefit of vacant possession upon completion.

### **Council Tax**

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently listed in Council Tax Band 'F'.









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