



Damson Garth, Lund, Driffield, East Riding of Yorkshire, YO25 9TH

FINE & COUNTRY

PROVIDING AN AMAZING FAMILY LIFESTYLE IN ONE OF THE MOST DESIRABLE VILLAGES IN THE REGION WITHIN EASY REACH OF BEVERLEY



An opportunity to acquire an individual residence in this un-spoilt Wolds village. Standing on a delightful private plot, backing onto open countryside, providing generous family accommodation extending to over 3,000 sq. ft. With six bedrooms and three bathrooms plus a superb bespoke open plan dining living kitchen, three receptions and utility room. Just take a look at the photographs and floorplan to appreciate the enviable lifestyle this property offers including multiple parking and substantial double garage.

Location

Lund is a popular and sought after Wolds village, with a church, a well regarded pub, a new village hall and a flourishing community. The village is approximately six miles from the market town of Beverley, which offers a large and varied range of amenities and facilities, seven miles from Driffield, 28 miles from York and 16 miles from Hull.

Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floor plan forming part of these sale particulars and briefly comprises as follows:

Entrance Hall

With staircase off, large built-in cloaks cupboard plus additional store cupboard.

Cloakroom And WC

With wash hand basin.

Lounge

Feature period style fireplace.

Sitting Room/Dining Room

Study

Open Plan Living Dining Kitchen

This stunning space with orangery to one end has a large picture window taking full advantage of the delightful garden view.





With ceramic tiled flooring throughout and lantern roof light over the dining area. The kitchen area has a stylish high quality range of bespoke cabinets with a combination including stylish American walnut, matching centre island unit and breakfast bar, twin ceramic Belfast sink, range over, American style refrigerator and dishwasher with complementing figured granite worktops.

Utility Room

Fitted in a style to match the kitchen with a range of cabinets and figured granite worktops, concealed oil fired central heating boiler unit and plumbing for automatic washing machine.

First Floor Landing

Built-in airing cupboard.

Master Bedroom

With connecting door to the...

En-suite Shower Room

Being fully tiled complementing a three piece suite comprising large walk-in shower, pedestal wash hand basin and low level w.c., plus heated towel rail.

Bedroom 2

Bedroom 3

With fitted wardrobes and matching drawers.

Bedroom 4



Family Bathroom

This generously proportioned bathroom is fully tiled complementing a four piece suite comprising whirlpool bath, independent shower cubicle, pedestal wash hand basin and low level w.c. with complementing full Travertine limestone tiling and heated towel rail.

Second Floor Landing

With study area.

Sitting Room/Bedroom 6

A particular feature of this delightful room is double French doors to a Juliet balcony enjoying countryside views plus recessed wardrobe.

Bedroom 5

With fitted wardrobe and Velux skylight window.

Second Floor Family Bathroom

This spacious bathroom incorporates a stylish panelled bath, twin vanity wash hand basins and low level w.c. with part complementing tiling and heated towel rail. Recessed cupboard.

Outside

The property stands particularly well on an elevated plot set back from the road, behind mature hedging providing considerable privacy.

A private driveway opens out into a spacious parking area in front of the house. The driveway extends to the side with double gates leading to a further parking enclosed area in front of a double brick garage 18'6" x 18'2". The rear garden enjoys a western aspect backing onto open fields, being extremely private. The gardens have been laid out with outdoor entertaining in mind with various patio areas taking full advantage of the south and western aspects. The remainder of the garden is lawned.

Services

Mains water, electricity and drainage are connected to the property.

Tenure

The property is freehold.

Central Heating

The property has the benefit of an oil fired central heating system to panelled radiators.

Double Glazing

The property has the benefit of UPVC double glazed windows.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council.



From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

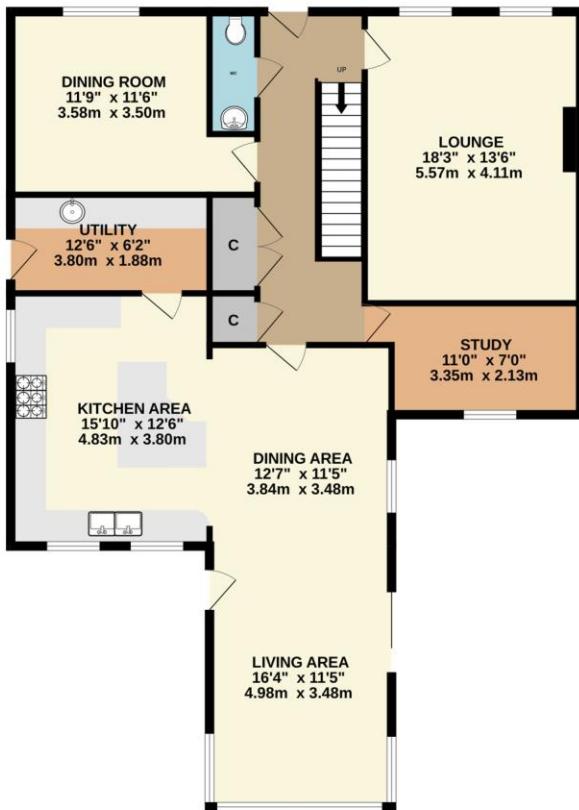
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

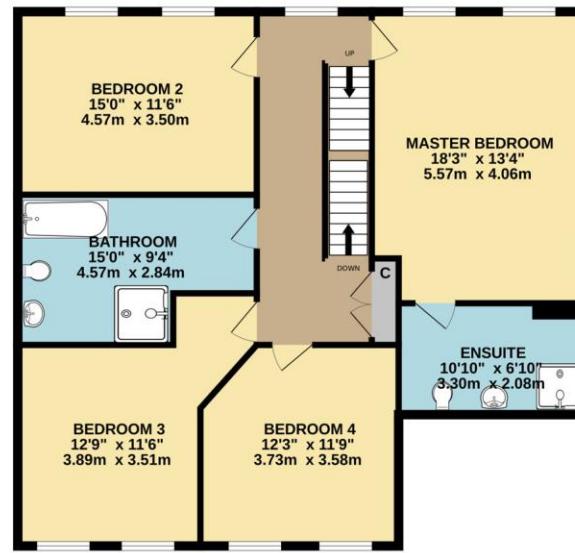
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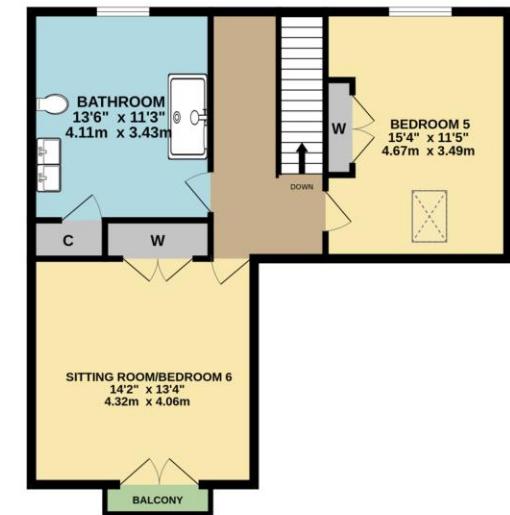
GROUND FLOOR
1282 sq.ft. (119.1 sq.m.) approx.



1ST FLOOR
1096 sq.ft. (101.9 sq.m.) approx.



2ND FLOOR
661 sq.ft. (61.4 sq.m.) approx.

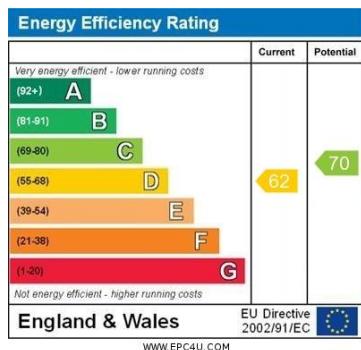


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TOTAL FLOOR AREA : 3039 sq.ft. (282.4 sq.m.) approx.

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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8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

