



Dee Atkinson & Harrison

THE COACH HOUSE, KILNWICK, EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS



'THE COACH HOUSE' KILNWICK

**Offers in the region of
£575,000**

**Beverley 7 miles | Driffield 5 miles
| Hull 19 Miles | York 28 miles**

DESCRIPTION

This converted, period Coach House offers an abundance of character and extends to a little over 2,800 sq. ft, having four bedrooomed accommodation with an en-suite to the master bedroom, 39ft living room with mezzanine floor above, a 24ft kitchen diner, and an attractive detached carriage house that is ripe for conversion. The oil centrally heated and fully uPVC double-glazed accommodation also has a generous loft space that can also be utilised to provide additional accommodation if required (all subject to necessary planning consents). If that wasn't enough, there is a paddock that is suitable for a pony or, to just have your own space to enjoy, or give the dogs a run! This truly is a unique property with massive further potential and definitely should be viewed to fully appreciate all the merits.

LOCATION

Kilnwick is a small, friendly village with many family-oriented events occurring throughout the year, often at the village hall and the recreation ground. Other events occur at the local primary school in nearby Beswick. Kilnwick (or Kilnwick-on-the-Wolds) is a village in the East Riding of Yorkshire. It is situated on the edge of the Yorkshire Wolds, approximately 5 miles (8 km) south of Driffield town centre and 7 miles (11 km) north of Beverley town centre. It lies 1 mile (1.6 km) west of the A614 road, and 3 miles (5 km) east of Middleton on the Wolds. York 28 miles, Hull centre 19 miles.

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 engineered oak floor and five radiators, a built-in double cupboard housing a hot water cylinder with an electric immersion heater, and an enclosed fixed staircase to the large attic storage space.

Living Room

A substantial and extremely spacious room that could easily be subdivided and currently offers a useful mezzanine area accessed from a spiral staircase. This light and airy room also features a substantial brick fireplace with a stone hearth and a multifuel burner. There is an engineered oak floor, exposed roof timbers, and twin patio doors to the courtyard garden.

Kitchen/Diner

Fitted with an extensive range of shaker-style base and eye-level units, wine rack, a one and a half bowl sink unit, an electric double oven and hob, plumbing for an automatic dishwasher, space for standing an American-style fridge freezer, engineered oak flooring to the dining area, log burner, beamed ceiling, a radiator, and a door to the utility room.

Cloakroom

Dual flush low-level WC, wash hand basin, and tiled floor.

Utility Room

With oil fired central heating boiler, plumbing for an automatic washing machine, and door to the outside.

Master Bedroom

With walk-in dressing room having automatic lighting, painted floorboards, exposed beams and radiator.

En-Suite Shower Room

With large fully tiled walk in shower with power shower and screen, vanity wash hand basin, low level WC, electric heated towel rail and tiled floor.

Bedroom 2

With exposed beams, and radiator.

Bedroom 3

With painted floorboards, exposed beams and radiator.

Family Bathroom

Enclosed bath with shower in separate cubicle, wash basin and low level WC, tiled floor and majority tiled walls, beamed ceiling and radiator.

Bedroom 4

With exposed beams and radiator.

Studio//Gym

With a multi-fuel stove, fitted work bench and exposed roof beams. External access door.

Loft

Approach from an enclosed fixed staircase off the hallway this loft area is great for storage but also offers the potential to further develop the accommodation or to create a hobby room. The space is boarded and has lighting.





Outside

The property is approached via a five-bar gate with a gravel driveway and parking facility leading to a delightful enclosed courtyard garden with South West facing seating areas. There is a further area of lawned garden with path to the east of the property.

Carriage House

There is a brick and tile detached carriage house currently used for storage, but would provide a superb conversion to offer a holiday let or an additional living annex subject to all necessary consents.

Paddock

The property benefits from an irregularly shaped, stock-proof paddock with extensive, mature trees which we understand extends to approximately 0.55 acres and has a water tap.

Services

Mains water and electricity are connected to the property. Drainage is to a septic tank.

Central Heating

The property has the benefit of oil central heating.

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 'F'.

Tenure

We believe the tenure of the property to be Freehold and is offered with vacant possession upon completion.

Viewing

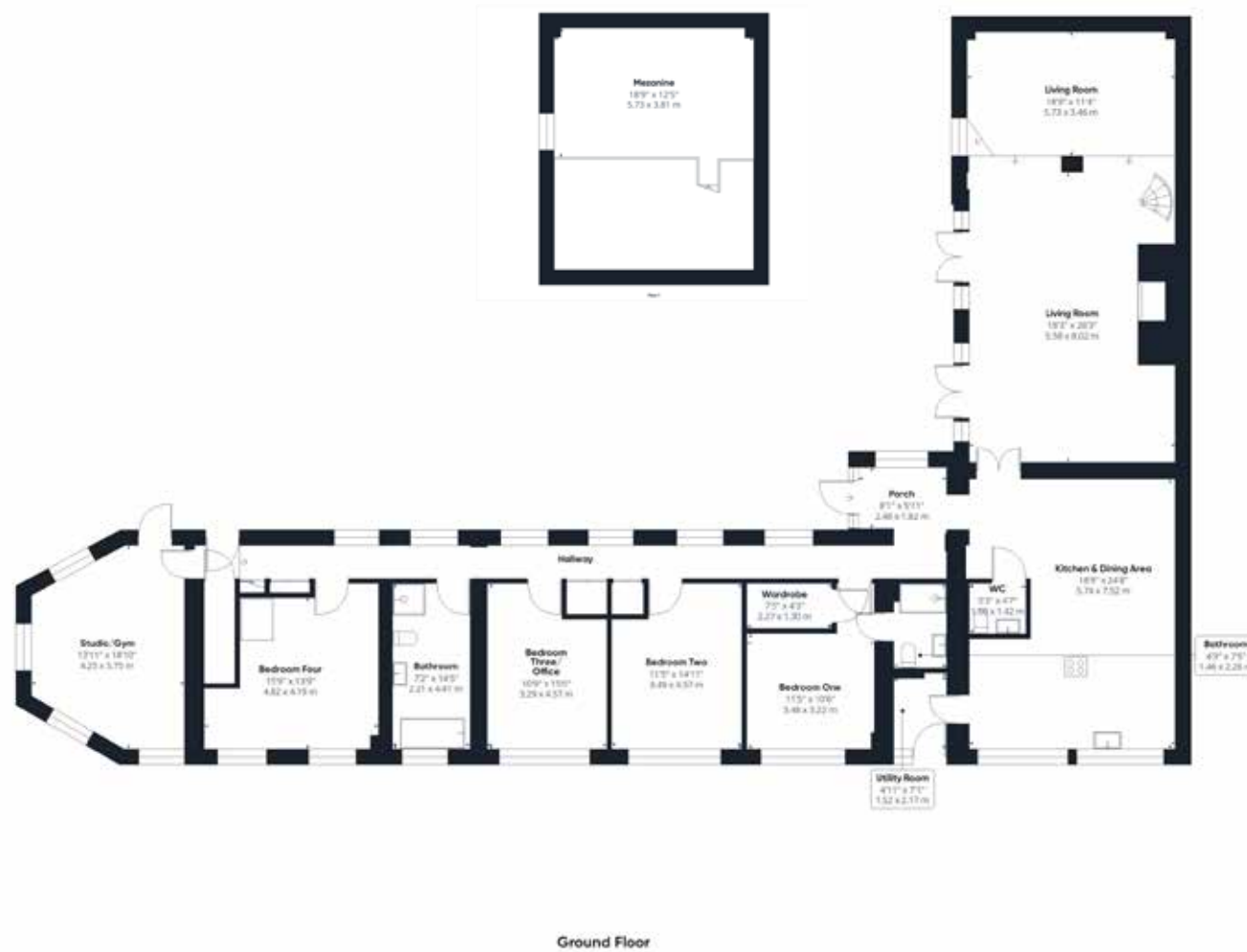
Contact the sole agents Driffield office on 01377 241919 for a prior appointment to view. A 360 virtual tour is available upon request.

Energy Performance Certificate

The property has an EPC rating of TBC.











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