



Nether Hall
Nethergate | Nafferton | Driffield | Yorkshire | YO25 4LP

FINE & COUNTRY

NETHER HALL





KEY FEATURES

Occupying 8 acres on the ancient medieval site of the Constable family a most impressive Victorian residence finished to a high specification approx 4,000 sq. ft.

Situated on the edge of the village bordered by Nethergate and Nafferton Beck, Nether Hall has been the subject of considerable investment providing high quality accommodation, blending the conveniences of modern living with the character and style of this mid-Victorian gentleman's residence. The village of Nafferton is within easy commuting distance of Hull, York, Driffield and Beverley and enjoys excellent local amenities.

Location

Nafferton is a popular residential village situated approximately three miles east of Driffield with good road and rail access. The village is well known locally for its Mere which forms a feature of the village. There is a good Primary School, Post Office and local convenience store along with 3 public houses and a fish and chip shop.

Accommodation

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

Entrance Vestibule

To the ...

Entrance Reception

With original staircase and hardwood flooring.

Sitting Room/Snug

Featuring an original black marble fireplace, fitted cupboards and shelving.

Drawing Room

Large walk-in bay window enjoying delightful views over the grounds. Features include a white marble fireplace and shuttered windows.

Dining Room

Features an original marble fireplace. It also enjoys a south facing aspect with views of the garden and the historic site. Connecting door to the ...









KEY FEATURES

Conservatory

With double doors to the south facing terrace.

Inner Hall

With cloakroom, W.C. and wash hand basin.

Open Plan Dining Kitchen

Includes a comprehensive range of floor and wall cabinets, single drainer one and a half bowl sink unit, built-in double oven and hob. The dining area has a chimney breast inset with oil fired Aga cooker, and recessed cupboard to one side. Stone flooring throughout including ...

Utility Room

With a range of storage cupboards, built-in American style fridge/freezer, wine chill cabinet and Belfast sink.

An enclosed staircase gives access to first floor study.





KEY FEATURES

First Floor Landing

Master Bedroom

With built-in wardrobe. South facing uninterrupted views over the grounds.

En-suite Shower Room

Includes a large walk-in shower with book matched marble panels, marble vanity hand basin, underfloor heating and Sensowash W.C.

Bedroom 2

Enjoying a delightful aspect to both south and west, includes recessed cupboard.

Bedroom 3

With recessed cupboard

Bedroom 4

Bedroom 5

With bay window and recessed cupboard.

En Suite

Large walk-in shower, sink unit and W.C.

Family Bathroom

Being a particular feature of this property with a stunning Onyx wash hand basin and complementing stone tiling to walls and floor, freestanding bath, underfloor heating, Onyx paneled walk-through shower, low level W.C. and bidet













KEY FEATURES

Outside

The site of Nether Hall forms part of the original ancient medieval site of the former home of the Constable family. The principal rooms of the main house enjoy a delightful aspect across the site, which is moated with a ha-ha separating it from the gardens. A private driveway is accessed from Nethergate and provides generous parking. An avenue of chestnuts and limes leads down to the beck. There is a variety of specimen trees and a large purpose built six car garage with three individual electrically operated doors. Tesla charging point.

The paddocks extend to approximately five and a half acres and lie to the south and west of the hall. A public footpath borders the paddock at the southernmost boundary.

A regenerated orchard adjoins the Mere.









INFORMATION

Rights Of Access

The main access to the property is via Nethergate, however a secondary access exists over a private road which passes over Nafferton Beck and is approached via Priestgate.

Services

Main gas, water, electricity and drainage are connected to the property. Full Fibre Broadband with a speed of 175mbps.

Central Heating

The property has full gas fired central heating system to Victorian style and contemporary radiators.

Tenure

The property is freehold.

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

Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now

CELLAR
488sq.ft. (45.4 sq.m.) approx.



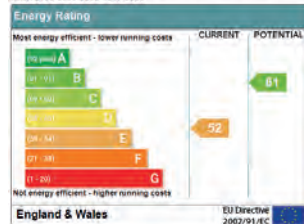
GROUNDFLOOR
1807sq.ft. (178.2 sq.m.) approx.



FIRST FLOOR
1844sq.ft. (171.0 sq.m.) approx.



Address: Nether Hall, Nethergate, Nafferton, DRIFFIELD, YO25 4LP
RRN: 2196-3923-2202-4847-3206



NETHERGATE, NAFFERTON, YO25 4LP

TOTAL FLOOR AREA : 4157 sq.ft. (386.2 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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FOUNDATION

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