

WESTFIELD FARM NORTH BURTON LANE, REIGHTON



An impressive modern house, offering spacious six bedroom accommodation of over 2,500sq.ft, in a good-sized plot with ample parking & open views in a rural setting.

Entrance hall, sitting room, snug, dining room, study, play room, kitchen with Aga, utility room & guest cloakroom, galleried landing, master bedroom with en-suite bathroom, four further bedrooms (two en-suite), bedroom six/dressing room & house bathroom.

Double-glazing. Oil-fired central heating.

Large gardens. Long distance views across open countryside. Ample driveway parking.

GUIDE PRICE £499,950

Westfield Farm was built approximately 23 years ago, commissioned by the current owners as a replacement to the modest farmhouse that previously occupied the site. Constructed in a traditional style, the property offers elegantly proportioned accommodation on a grand scale, with a number of impressive features including a spacious hall with fine central staircase, overlooked by a galleried landing.

The overall floor area amounts to over 2,500sq.ft and comprises entrance hall, sitting room, snug, dining room, study, play room, kitchen with Aga, utility room and guest cloakroom. To the first floor there are five double bedrooms (three with en-suites), a single bedroom or dressing room and a house bathroom. There is oil-fired central heating throughout (underfloor downstairs) and windows are double-glazed, although in need of renewal.

The property occupies a good-sized plot of around one third of an acre, enjoying far reaching views across open countryside. In addition to good-sized gardens, there is ample room to park, and the adjoining land and buildings are available by separate negotiation.

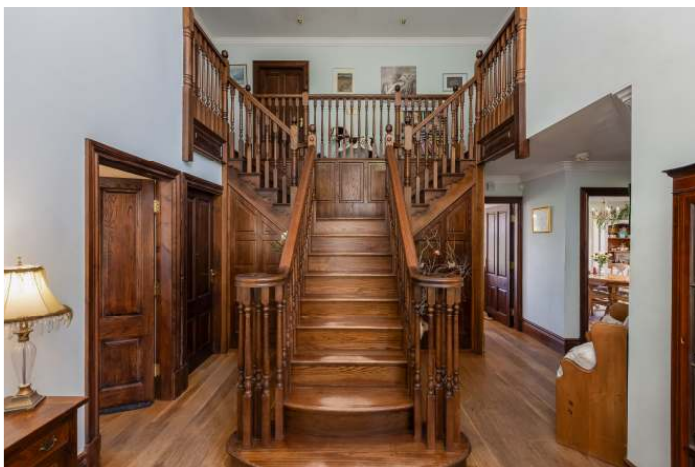
Westfield Farm enjoys a rural setting on North Burton Lane, some 1.5 miles south-west of Reighton village. Good local facilities can be found in the nearby village of Hunmanby (approximately 3 miles), and in the coastal towns of Filey and Bridlington (approximately 5 and 7 miles respectively).

ACCOMMODATION

ENTRANCE HALL

5.2m x 3.2m (max) (17'1" x 10'6")

Double height ceiling, overlooked by a galleried landing and with staircase to the first floor. Coving. Ceiling rose. Oak flooring. Understairs cupboard. Two sash windows to the front.



SITTING ROOM

4.9m x 4.5m (16'1" x 14'9")

Multi-fuel stove set within a polished stone surround. Oak flooring. Coving. Four wall light points. Television point. French doors to the rear garden and sash windows to either side.



SNUG

4.3m x 3.7m (14'1" x 12'2")

Open fire with pine surround, cast iron insert and tiled hearth. Coving. Oak flooring. Three wall light points. Television point. Two sash windows to the front and a further to the side.



PLAY ROOM

4.7m x 3.7m (max) (15'5" x 12'2")

Coving. Oak flooring. Understairs cupboard. Sash window to the side and French doors to the rear garden.

STUDY

3.2m x 2.5m (10'6" x 8'2")

Coving. Oak flooring. Sash window to the front.



DINING ROOM

3.8m x 3.7m (12'6" x 12'2")

Coving. Ceiling rose. Two wall light points. French doors to the rear garden.



BREAKFAST KITCHEN

4.7m x 4.3m (max) (15'5" x 14'1")

Range of kitchen cabinets with polished granite work surfaces, incorporating a double bowl ceramic sink and a four-oven oil-fired AGA with extractor hood above. Integrated dishwasher. Central island unit. Tiled floor. Two sash windows to the front and another to the side.



UTILITY ROOM

3.7m x 2.3m (max) (12'2" x 7'7")

Range of kitchen cabinets incorporating a Belfast sink. Automatic washing machine point. Tiled floor. Sash window to the rear. Stable door to the side.

GUEST CLOAKROOM

1.8m x 0.9m (5'11" x 2'11")

Low flush WC and wash basin. Extractor fan. Tiled floor. Sash window to the side.

FIRST FLOOR

GALLERIED LANDING

Coving. Airing cupboard housing the hot water cylinder with electric immersion heater. Loft hatch. Two sash windows to the front. Two radiators.



BEDROOM ONE

4.4m x 3.4m (14'5" x 11'2")

Coving. Range of fitted wardrobes. Sash window to the rear. Radiator.



EN-SUITE BATHROOM

3.6m x 1.6m (max) (11'10" x 5'3")

White suite comprising bath, walk-in shower cubicle, wash basin and low flush WC. Fully tiled walls. Tiled floor. Extractor fan. Radiator.



BEDROOM TWO

4.2m x 3.7m (max) (13'9" x 12'2")

Coving. Two sash windows to the front and another to the side. Radiator.

EN-SUITE SHOWER ROOM

2.7m x 1.2m (8'10" x 3'11")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Fully tiled walls. Extractor fan. Sash window to the side. Radiator.

DRESSING ROOM / BEDROOM SIX

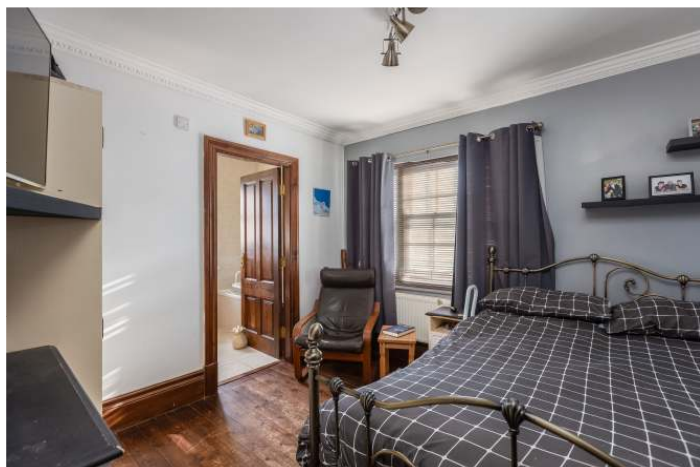
3.4m x 2.8m (max) (11'2" x 9'2")

Coving. Sash windows to the side and rear. Radiator.

BEDROOM THREE

3.6m x 3.1m (max) (11'10" x 10'2")

Coving. Sash window to the side. Radiator.



EN-SUITE BATHROOM

2.3m x 1.7m (7'7" x 5'7")

White suite comprising bath with shower over, wash basin and low flush WC. Fully tiled walls. Tiled floor. Extractor fan. Sash window to the rear. Radiator.

BEDROOM FOUR

3.2m x 3.1m (10'6" x 10'2")

Coving. Range of fitted wardrobes. Sash window to the front. Radiator.



BEDROOM FIVE

3.9m x 2.6m (min) (12'10" x 8'6")

Coving. Two sash windows to the front and another to the side. Radiator.



HOUSE BATHROOM

3.6m x 2.1m (max) (11'10" x 6'11")

White suite comprising bath with shower over, wash basin and low flush WC. Fully tiled walls. Tiled floor. Extractor fan. Sash window to the rear. Radiator.



OUTSIDE

The property occupies a good-sized plot of approximately one third of an acre. The gardens are principally laid to lawn, together with a variety of shrubs, trees, and a flagged terrace. The back of the house enjoys a southerly aspect taking in extensive views across open countryside. A wide concrete driveway runs along the western side of the house, offering plenty of space to park.



GENERAL INFORMATION

Services: Mains water and electricity.
Private drainage. Oil-fired central heating.

Council Tax: Band: F (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

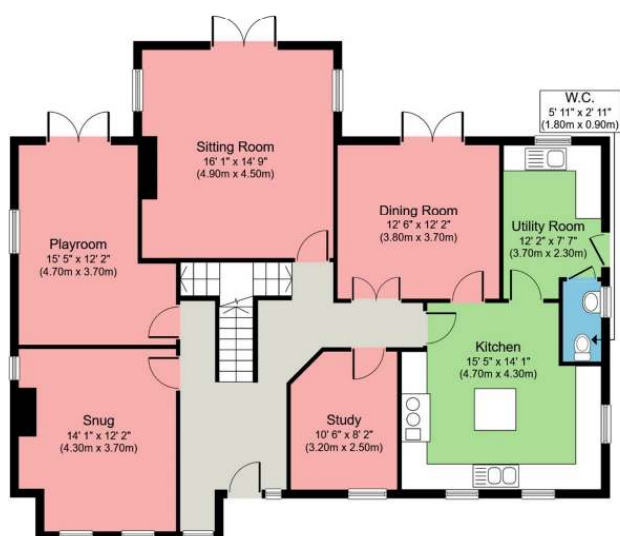
Post Code: YO14 0JE.

EPC Rating: Current: C72. Potential: B90.

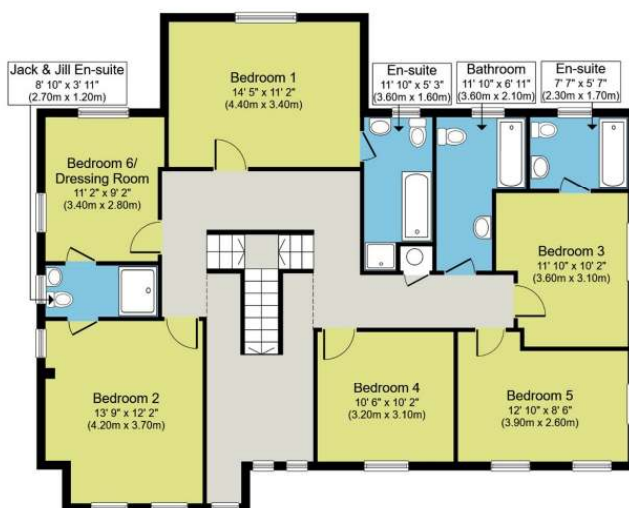
Note: Please note that the adjoining land and buildings are available by separate negotiation via Cundalls (Ref: ETW).

Viewing: Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor
Approximate Floor Area
1,348 sq. ft.
(125.3 sq. m.)



First Floor
Approximate Floor Area
1,348 sq. ft.
(125.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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