

## NAB HOUSE, 33 MIDDLE STREET NAFFERTON



**A handsome, Grade II Listed former farmhouse offering spacious five-bedroom accommodation of over 2,500sq.ft set within one third of an acre, together with ample parking & extensive range of outbuildings.**

Dining hall, sitting room, garden room, farmhouse kitchen, snug, utility room, guest cloakroom, boot room, first floor landing, five bedrooms & two bathrooms.  
Gas central heating. Majority double-glazing.  
Private gardens, ample parking, car port & range of useful outbuildings.  
Popular & well-served East Yorkshire village.

### GUIDE PRICE £565,000

This handsome former farmhouse occupies a central position within Nafferton and is believed to date from 1778. Constructed principally of brick beneath a clay pantile roof, this ideal family home offers over 2,500sq.ft of living accommodation, together with ample parking, private gardens, a range of useful outbuildings extending to more than 1,800sq.ft, and a plot of one third of an acre.

The property is Grade II Listed, being of architectural or historic interest, and its accommodation is arranged over two floors. Within recent years, all of the windows to the front and a good number to the rear, have been replaced with hardwood replicas of the originals, all double-glazed and with listed building consent. In brief, the accommodation comprises 23ft dining hall, sitting room with open fire, garden room, a large dining kitchen with AGA, snug, utility room, guest cloakroom and boot room. Upstairs there are five bedrooms and two bathrooms.

Vehicular access is through a covered archway at the side of the house, leading around to a good-sized parking area and car port. The gardens are large and enjoy a pleasant south and westerly aspects, with lawn and a variety of trees and shrubs. Of interest to many will be the extensive range of outbuildings, which total almost 1,875sq.ft. Some of these are original former farmbuildings, and several others have been constructed within the last 8 years. The former provide useful workshop space but may also have potential for a variety of alternative uses, such as accommodation for dependent relatives (subject to securing any necessary consents).

Nafferton is located just 2 miles outside of the market town of Driffield, at the foot of the Yorkshire Wolds. It is a thriving village with an active community and a wide range of amenities, including a well-stocked convenience store and post office, a primary school, 13<sup>th</sup> Century church, three pubs and a recreation ground with tennis courts. The village also benefits from a railway station (Hull to Scarborough line), which provides a link to the market town of Beverley and via Hull, to London.



## **ACCOMMODATION**

### **DINING HALL**

7.2m x 5.0m (max) (23'7" x 16'5")

Staircase to the first floor. Tiled floor. Dado rail. Sash window to the front. Radiator.



### **SITTING ROOM**

5.0m x 4.3m (16'5" x 14'1")

Open fire with brick surround and stone hearth. Coving. Television point. Access to the cellar. Sash window to the front. Radiator.





### GARDEN ROOM

4.8m x 1.9m (15'9" x 6'3")

Exposed brickwork to part. Two Velux roof lights. French doors opening onto the rear. Radiator.



### SNUG

4.8m x 3.7m (15'9" x 12'2")

Cast iron multi-fuel stove set on a slate hearth. Exposed beam. Television point. Loft hatch. Sash windows to the front and rear. Radiator.



### FARMHOUSE KITCHEN

6.0m x 5.0m (19'8" x 16'5")

Range of kitchen cabinets with solid oak worktops incorporating a ceramic sink unit. Multi-fuel range cooker with extractor hood above. Two oven, gas fired AGA. Integrated dishwasher and fridge freezer. Tiled floor. Dado rail. Sash windows to the front and rear. Two radiators.



### UTILITY ROOM

3.9m x 2.5m (12'10" x 8'2")

Range of kitchen cabinets incorporating a ceramic sink unit. Automatic washing machine point. Worcester gas fired central heating boiler. Tiled floor.



### GUEST CLOAKROOM

1.6m x 0.9m (5'3" x 2'11")

Low flush WC and wash basin. Tiled floor. Casement window to the side.

### BOOT ROOM / REAR LOBBY

2.9m x 2.0m (9'6" x 6'7")

Exposed brickwork to part. Tiled floor. Velux roof light. Half-glazed door to the rear garden.



## FIRST FLOOR

### LANDING

Coving. Dado rail. Loft hatch. Two casement windows to the rear. Radiator.

### BEDROOM ONE

5.0m x 4.1m (16'5" x 13'5")

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



### BEDROOM TWO

4.0m x 3.3m (13'1" x 10'10")

Coving. Sash window to the front. Radiator.



### BEDROOM THREE

4.0m x 3.2m (max) (13'1" x 10'6")

Coving. Sash window to the front. Radiator.

### BEDROOM FOUR

3.6m x 2.5m (11'10" x 8'2")

Coving. Casement window to the rear. Radiator.

### BEDROOM FIVE

3.6m x 2.5m (11'10" x 8'2")

Coving. Sash window to the front. Radiator.

### BATHROOM ONE

2.9m x 2.5m (9'6" x 8'2")

White suite comprising free-standing roll top bath and wash basin in vanity unit. Tiled floor. Coving. Half-tiled walls. Fitted storage cupboard. Casement window to the side. Radiator.



### SEPARATE WC

2.4m x 0.9m (7'10" x 2'11")

High flush WC and wash basin. Casement window to the side.

### BATHROOM TWO

4.0m x 2.5m (max) (13'1" x 8'2")

White suite comprising free-standing roll top bath, wash basin and low flush WC. Coving. Extractor fan. Half-panelled walls. Sash window to the front. Heated towel rail.



## THE GARDENS

Nab House occupies a large plot of slightly over one third of an acre. A stone flagged patio adjoins the back of the house, beyond which is a lawned garden with shrub border and a variety of trees. A small 'paddock area' has been fenced off at the western end of the plot.



## **THE OUTBUILDINGS**

**FOUR-BAY OPEN-FRONTED STORE**  
12.2m x 5.3m (40'0" x 17'5")

**TIMBER WORKSHOP**  
5.9m x 5.7m (19'4" x 18'8")

**BRICK BUILT WORKSHOP**  
8.5m x 3.2m (27'11" x 10'6")  
Plus 5.0m x 4.0m (16'5" x 13'1")

**BRICK BUILT STORE**  
6.9m x 4.1m (22'8" x 13'5")

**CAR PORT**  
4.0m x 3.7m (13'1" x 12'2")



## **GENERAL INFORMATION**

**Services:** Mains water, electricity, gas and drainage.  
Gas central heating.

**Council Tax:** Band: F (East Riding of Yorkshire Council).  
**Tenure:** We understand that the property is Freehold, and that vacant possession will be given upon completion.

**Post Code:** YO25 4JS.

**EPC Rating:** Current: D62. C78.

**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.

