



Dee Atkinson & Harrison

**Riverhead Cottage, Beechwood Lane, Driffield
East Yorkshire**

CHARTERED SURVEYORS & ESTATE AGENTS

Riverhead Cottage

Beechwood Lane

Driffield

£525.000

TOWN AND COUNTRY LIVING COMBINED. A BEAUTIFULLY PRESENTED CONVERTED COACH HOUSE IN AN IDYLIC SETTING.

Located in an idyllic and secluded setting on the outskirts of town and enjoying views over neighbouring open fields and the Driffield canal, this attractive converted coach house provides nicely proportioned accommodation that is beautifully presented throughout. The centrally heated (new boiler recently installed) and double glazed accommodation also features high performance insulation. The accommodation is complimented by excellent adjoining outbuildings that provide garaging for two cars and a workshop.

The rear of the property is adjacent to the beautiful Driffield Canal and at the front are extensive private gardens. The property is approached via a shared driveway situated to the bottom of Beechwood Lane.

Driffield is a traditional established market town which earned its title as Capital of the Wolds by virtue of its central position within the county. The larger towns of Bridlington, Beverley and Malton and cities of York and Hull are within easy travelling distance either by road, rail or bus.

The town provides a host of pleasant pubs and eating houses and visitors to the area are always impressed by the friendliness and hospitality by the local residents.

**Bridlington 13 Miles ~ Hull 26 Miles ~ York 30 Miles ~
Beverley 14 Miles ~ M62 Motorway network 23 miles**



ENTRANCE HALL

With two wall light points, radiator concealed in an attractive cover, moulded cornices to the ceiling and staircase leading off.

CLOAKROOM

With dual flush low level WC, pedestal wash hand basin, single radiator and picture rail.

DRAWING ROOM

With open fire set within an attractive marble fireplace, moulded cornices to the ceiling, five wall light points, two radiators concealed within attractive covers, TV aerial point and sliding patio doors to the walled York stoned terrace.

STUDY

With fitted cupboards and book shelving.

DINING ROOM

With radiator concealed within an attractive cover, moulded cornices to the ceiling, inset ceiling spotlights.

SITTING ROOM

With moulded cornices to the ceiling, radiator concealed within an attractive cover, TV aerial point.

KITCHEN

Fitted with a range of painted wood units including twin bowl sink with mixer tap, base, wall and glazed display cupboards, two oven gas fired navy Aga, Neff stainless steel oven and separate microwave, five ring gas hob, integrated fridge and dishwasher, moulded cornices to the ceiling, inset ceiling spotlights and slate tiled floor.

UTILITY ROOM

With Belfast sink, wood block work surfaces, base cupboards, slate floor, moulded cornices to the ceiling, built-in storage cupboard, plumbing for an automatic

washing machine, inset ceiling spotlights, space for a tumble dryer, rear entrance door.

FIRST FLOOR LANDING

With access to the roof space, single radiator, moulded cornices to the ceiling, wall light points, built-in storage cupboards.

MASTER BEDROOM

With double radiator, views over the canal and open fields.

EN-SUITE BATHROOM

With double ended floor standing bath with pillared mixer tap and hand spray attachment, rainfall shower and curtain over, pedestal wash hand basin, dual flush low level WC, ceramic tiled floor and inset ceiling spotlights.





BEDROOM TWO

With fitted cupboards, single radiator, inset ceiling spotlights.

EN-SUITE BATHROOM

With panelled bath with mixer tap and hand spray attachment, low level WC, pedestal wash hand basin, single radiator and half tiled walls.

BEDROOM THREE

With attractive radiator cover, ceiling spotlights and views over open fields.

BEDROOM FOUR

With double radiator and views over the canal.

BATHROOM

With large walk-in shower cubicle, pedestal wash hand basin, dual flush low level WC, travertine tiled floor and half tiled walls, chrome heated towel rail, inset ceiling spotlights and fitted airing cupboard.



OUTSIDE

The property stands within established secluded gardens which are approached from a shared tarmac drive leading off Beechwood Lane. The driveway becomes a private access drive at the beech hedge and continues to the front of the property where there is a large parking and turning area. Access is also afforded from the driveway to the garaging and workshop.



GARAGE 17'3" x 14'8" (5.26m x 4.47m)

With power and light connected, two up an over doors and door to:

BOILER HOUSE

With recently installed modern gas central heating boiler, coal bunker and log store.

WORKSHOP

With power and light connected double doors.

GARDENS

The gardens to the property include good size areas of lawn with established borders which are flanked to the Eastern boundary by a mature tall beech hedge. To the southern side is a pleasant walled patio which provides secluded and a sheltered seating area.





SERVICES

All mains services are connected to the property. Central heating is from a gas fired boiler. All windows and doors are double glazed.

TENURE

The property is held under freehold title. Vacant possession of the house and gardens will be available on completion.

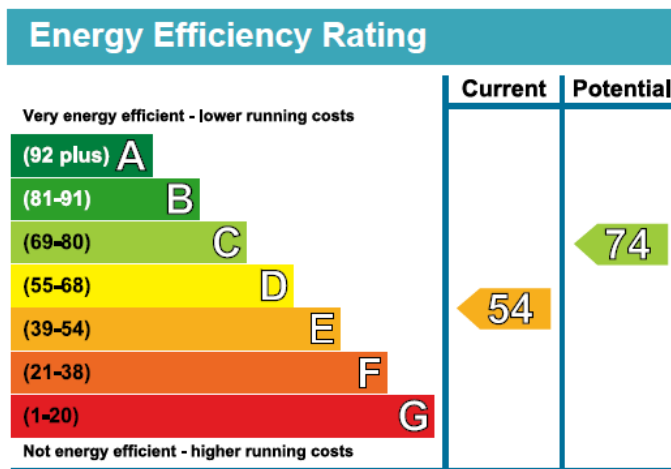
COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band F.

VIEWING

Strictly by appointment through the Sole Agents on 01377 241919.

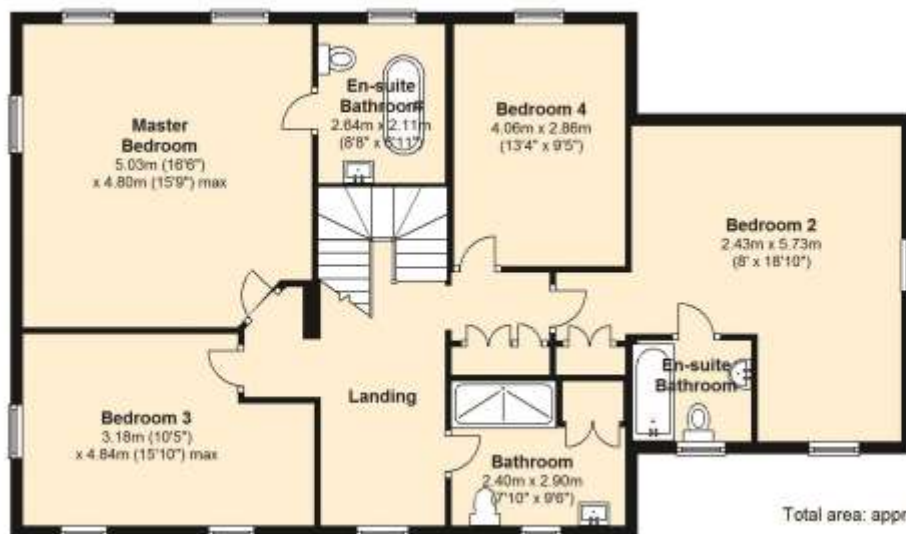
ENERGY GRAPH





First Floor

Approx. 106.7 sq. metres (1148.1 sq. feet)



Total area: approx. 309.2 sq. metres (3328.7 sq. feet)



