



**Ulllyotts**  
Chartered Surveyors

**Hall Farm  
East Street  
Kilham, YO25 4RE**

**GRADE II LISTED**  
Semi-rural village  
Period features

**4 Bedrooms**  
Detached double garage  
Extensive family accommodation

**Asking Price Of:  
£500,000**



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# Hall Farm

## East Street

### Kilham, YO25 4RE



A most individual Grade II listing home with most distinctive, extensive accommodation of charm and character which is seldom available on the market. Dating back to around 1716 and boasting a wealth of history, the property has only had five previous owners. It stands proud within the popular semi-rural village of Kilham and benefits from

#### **NO ONWARD CHAIN.**

Inspired by Palladian architecture and presenting stunning symmetry throughout the property still retains many original listed features.

The rear facing rooms offer delightful views across a lovely expanse of rear garden and the accommodation itself extends to three floors plus cellar.

#### **KILHAM**

Nestling in a sheltered valley at the heart of the Yorkshire Wolds, Kilham was once an important market town, larger than Driffield, which held annual trading fairs.

Standing in a commanding position at the heart of the village conservation area, All Saints Church dates back to the Norman period and overlooks Ye Olde Star Inn and Restaurant.

## **ACCOMMODATION**

### **ENTRANCE HALL**

A stunning entrance with large solid wooden door and arched window above. Cantilever staircase with built-in storage cupboard beneath and coving to ceiling plus ceiling rose and oak flooring throughout.



### **PARLOUR**

15' 8" x 16' 2" (4.78m x 4.93m)

With two sash windows to the front elevation, having original shutters, plus mock sash windows to the side elevation offering delightful views across to the church. Exposed brick fireplace with oak mantle and multi-fuel stove upon a Yorkshire stone hearth. Telephone point. TV point. Coved ceiling. Ceiling rose and oak flooring throughout.



## DRAWING ROOM

14' 0" x 16' 0" (4.29m x 4.90m)

With two sash windows to the front elevation and gas fire with original hand-carved surround. Telephone and television point. Original dental coving. Ceiling rose.



## KITCHEN/DINING ROOM

25' 11" x 13' 5" (7.90m x 4.09m)

Truly beautiful south facing naturally light kitchen/dining room with bespoke fitted kitchen. Four oven gas Aga, four ring gas hob, Belfast sink, food preparation area and sink. American-style fridge/freezer plus walk-in pantry. Walk-in larder. Integrated dishwasher and exposed ceiling beams.



French doors onto the rear terrace and Atrium ceiling window. Cast iron feature radiator and tiled floor throughout.

## REAR HALL

A bright hallway with external leaded door to side elevation. Fitted storage cupboard and intercom phone. Cast iron feature radiator. Loft access and ceramic tiled flooring.



## SCULLERY

9' 1" x 7' 4" (2.77m x 2.24m)

A practical and well presented scullery with large floor to ceiling storage cupboards and base units with wood worktops. Stainless steel sink and mixer tap. Integrated washing machine, wine refrigerator and combination oven/microwave. Feature radiator and tiled flooring throughout.

## SHOWER ROOM

8' 5" x 4' 9" (2.57m x 1.45m)

With high flush WC and pedestal wash basin. Tiled shower unit with mains power shower, built-in boiler cupboard and cast iron radiator. Tiled flooring and leaded window to side elevation.

## FIRST FLOOR

### LANDING

Wonderful Landing with arched sash window to rear elevation and original wood panelled walls. Coved ceiling with ceiling rose and built-in linen store.



## **BEDROOM 2**

13' 1" x 15' 8" (3.99m x 4.8m)

Large bedroom with two sash windows to the front elevation featuring window seats, two fitted closets, panelled walls, fireplace.

Coved ceiling and ceiling rose.



## **BEDROOM 3**

15' 3" x 9' 3" (4.67m x 2.82m)

Third double bedroom with two sash windows having window seats to the front elevation, alcove with hanging space.

Radiator.



## **BEDROOM 4**

7' 10" x 8' 2" (2.39m x 2.51m)

A fourth bedroom with panelled walls, sash window to the front elevation window seat and coved ceiling.



## **BATHROOM**

7' 8" x 8' 0" (2.36m x 2.44m)

Panelled bath, low level WC and vanity style wash basin. Feature stained glass window to the side elevation, hatch through to staircase. Heated towel rail and part-tiled walls.



## SECOND FLOOR

The second staircase boasts a fitted library area.



## MASTER SUITE

20' 2" x 18' 6" (6.15m x 5.64m)

Huge master bedroom with exposed ship mast beams, walk-in wardrobe and built-in boiler cupboard. Two storage cupboards, window to the front and window to the rear providing attractive views over The Wolds.



## EN-SUITE

9' 3" x 4' 3" (2.84m x 1.30m)

Part-tiled en-suite with shower unit and mains power shower over, low level WC and pedestal wash basin. Karndean flooring and heated towel rail.

## CELLAR

16' 11" x 14' 4" (5.16m x 4.39m)

The property benefits from a double barrel vaulted cellar with power and lighting.

## OUTSIDE

Excellent vehicular access leads to a large double garage with double hung electric garage doors with power and lighting connected.



The rear garden again does not disappoint where there is a south-facing walled garden with established and mature shrubbery, decorative borders, fruit trees and lawn. There is a terrace area to the rear of the property along with potting shed and summerhouse.



## CENTRAL HEATING

The property benefits from a gas fired central heating to radiators. The boiler also provides domestic hot water.

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

## **COUNCIL TAX BAND**

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

## **ENERGY PERFORMANCE CERTIFICATE**

Once available, the Energy Performance Certificate for this property will be available on the internet.

The property is currently rated band (TBC)

## **SERVICES**

All mains services connected.

## **NOTE**

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

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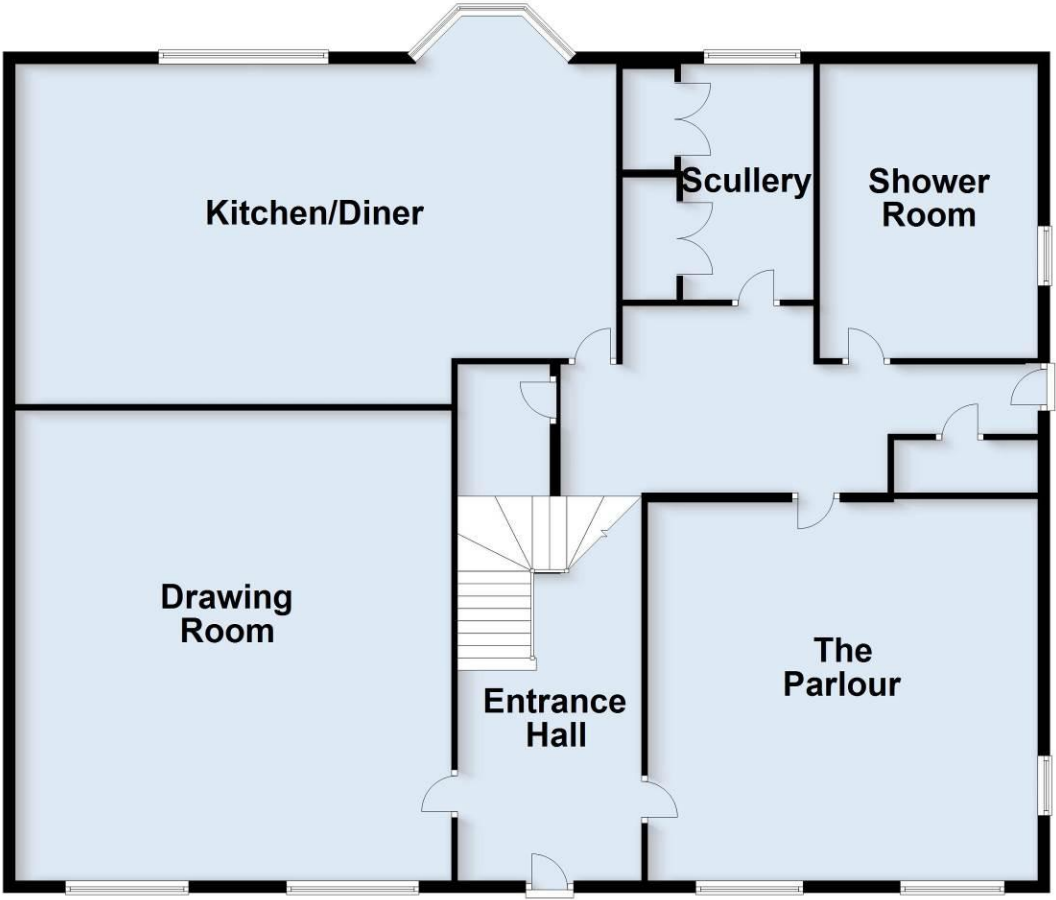
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## **VIEWING**

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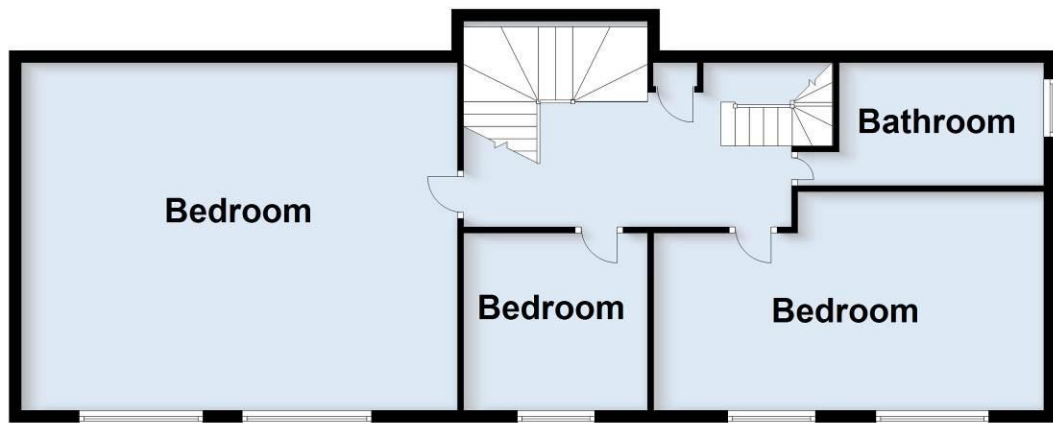
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**Ground Floor**

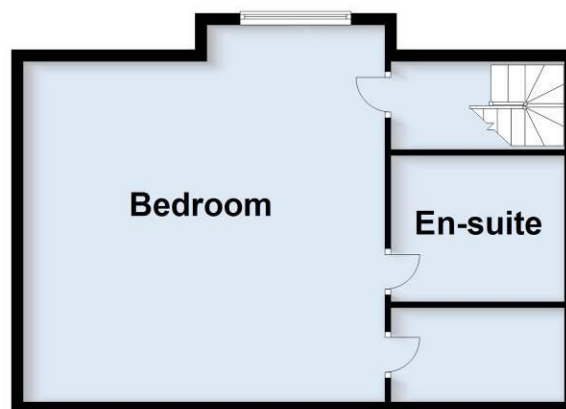




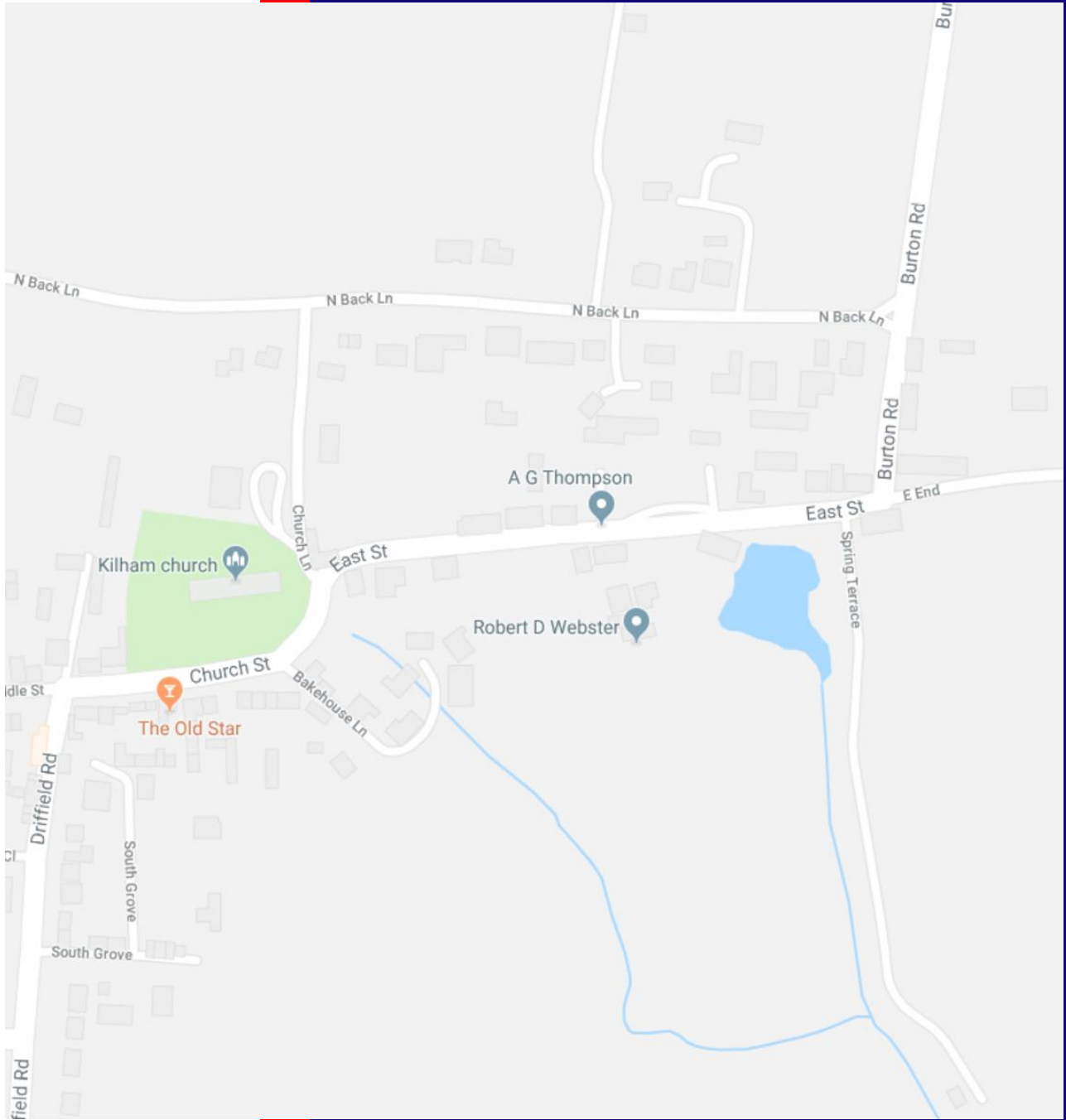
## First Floor



## Second Floor







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