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**Stoneridge House**  
**North Back Lane**  
**Kilham, YO25 4RX**

Home of distinction  
Rural setting  
High specification interior

Fantastic open plan living space  
Magnificent master bedroom  
Solar PV

**Asking Price Of:**  
**£425,000**



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# Stoneridge House

North Back Lane  
Kilham, YO25 4RX



A substantial home of distinction which is located on the fringe of this popular village setting flanked by open countryside and having outstanding views. The accommodation of around 2,200sq ft includes a beautifully presented lounge, separate study and the main hub of the house which comprises dining room, day room and kitchen, all being open plan and a great space for families, or even simply for socialising.

The master bedroom is well proportioned and includes a high specification en-suite together with walk-in wardrobes and double doors with balcony having views across Wolds countryside.

The three further bedrooms are all double size and there is a house bathroom. The specification goes further still with the addition of a Solar PV System which provides a proportion of the electricity supply to the property and useful centralised vacuuming system.

In summary, this is a home which is unlikely to disappoint when making arrangements to view and buyers should not waste no time in making their own private appointment.

## KILHAM

Nestling in a sheltered valley at the heart of the Yorkshire Wolds, Kilham was once an important market town, larger than Driffeld, 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 light and airy space with open quarter-turn staircase leading off, having a spindled and wrought iron balustrade, ceramic tiled floor in a wooden effect and built-in cupboard housing central heating system.



### CLOAKROOM/WC

With low level WC and vanity wash basin.



### LOUNGE 18' 8" x 13' 10" (5.7m x 4.22m)

With super inset niche for a solid fuel stove, finished in brick with a substantial timber over mantel. Front facing window.



Double doors leading into:

### **DAYROOM/DINING ROOM**

11' 5" x 12' 0" (3.48m x 3.66m)

With patio doors onto the rear garden and ceramic wood effect tiling to the floor. The room features exposed timber work and leads into:



Leading into:

### **BREAKFAST KITCHEN**

20' 2" x 11' 10" (6.17m x 3.63m)

Substantially fitted with a range of modern kitchen units with Shaker style doors and including chrome handles.

Units comprise drawers, base cupboards and integrated wine rack plus integrated concealed dishwasher.

There is a space and provision for a Range style cooker plus inset one and a half bowl sink with swan neck mixer tap.



There is a central breakfast island with timber block work surface and cupboards beneath. This area is well lit with a combination of recessed ceiling spotlights and downlighters.



Open plan leading into:

### **SITTING ROOM 11' 0" x 10' 7" (3.37m x 3.23m)**

With exposed timbers and vaulted ceiling. Ceramic tiled floor and French doors onto the garden.



### **UTILITY ROOM 8' 3" x 8' 8" (2.54m x 2.66m)**

With inset sink having a single drainer and swan neck mixer tap, base cupboard and worktop. Larder style cupboards and ceramic tiled floor. Door to rear.



### OFFICE/STUDY

9' 8" x 8' 2" (2.95m x 2.51m)

### FIRST FLOOR

### GALLERY LANDING

With feature timber balustrade and attractive gallery overlooking the front Entrance Hall.



### MASTER BEDROOM

17' 4" x 11' 10" (5.29m x 3.62m)

An outstanding master suite with double French doors leading out onto its own balcony, which has beautiful views over open countryside.

Walk-in wardrobe accessed via sliding mirrored doors.



### EN-SUITE

With walk-in shower together with vanity wash hand basin and WC. Ceramic tiled floor in a wood effect.



**BEDROOM 2** 13' 11" x 9' 0" (4.26m x 2.75m)

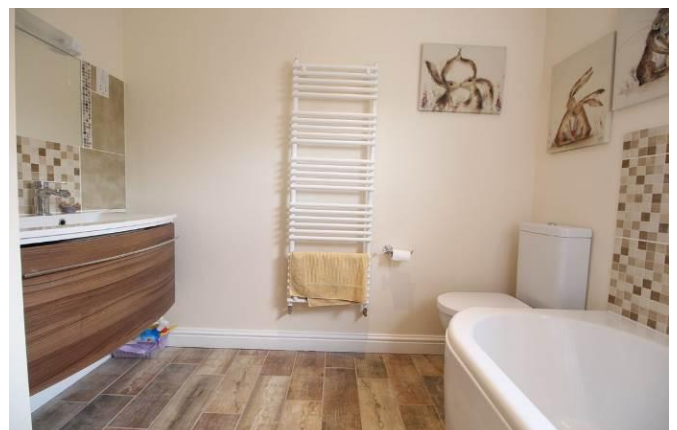


**BEDROOM 3** 11' 6" x 10' 2" (3.51m x 3.10m)

**BEDROOM 4** 11' 2" x 8' 3" (3.41m x 2.54m)

### HOUSE BATHROOM

Beautifully fitted with panelled bath, wash hand basin and low level WC. Heated towel rail and ceramic tiled floor.



## OUTSIDE

The property stands well back from the road on a good plot with large, predominantly lawned garden to the front. There is a gravelled drive which provides generous off-street parking and turning space to the front of the property and leads to a large garage with front facing door and electric power and lighting connected.

To the rear of the property is an established garden featuring a gravelled area immediately to the rear, paved patio, shaped lawn and block paved path which gives access to a further expanse of seating area, plus large purpose built workshop/summerhouse/studio with electric power and lighting together with its own shower area.



## CENTRAL HEATING

The property benefits from a zoned central heating system which is under floor, run by an electric boiler. Hot water is also via an electric system.

## DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

## 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 F.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band C.

## SERVICES

Mains water and electricity is connected to the property. Drainage is by private means.

## 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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## VIEWING

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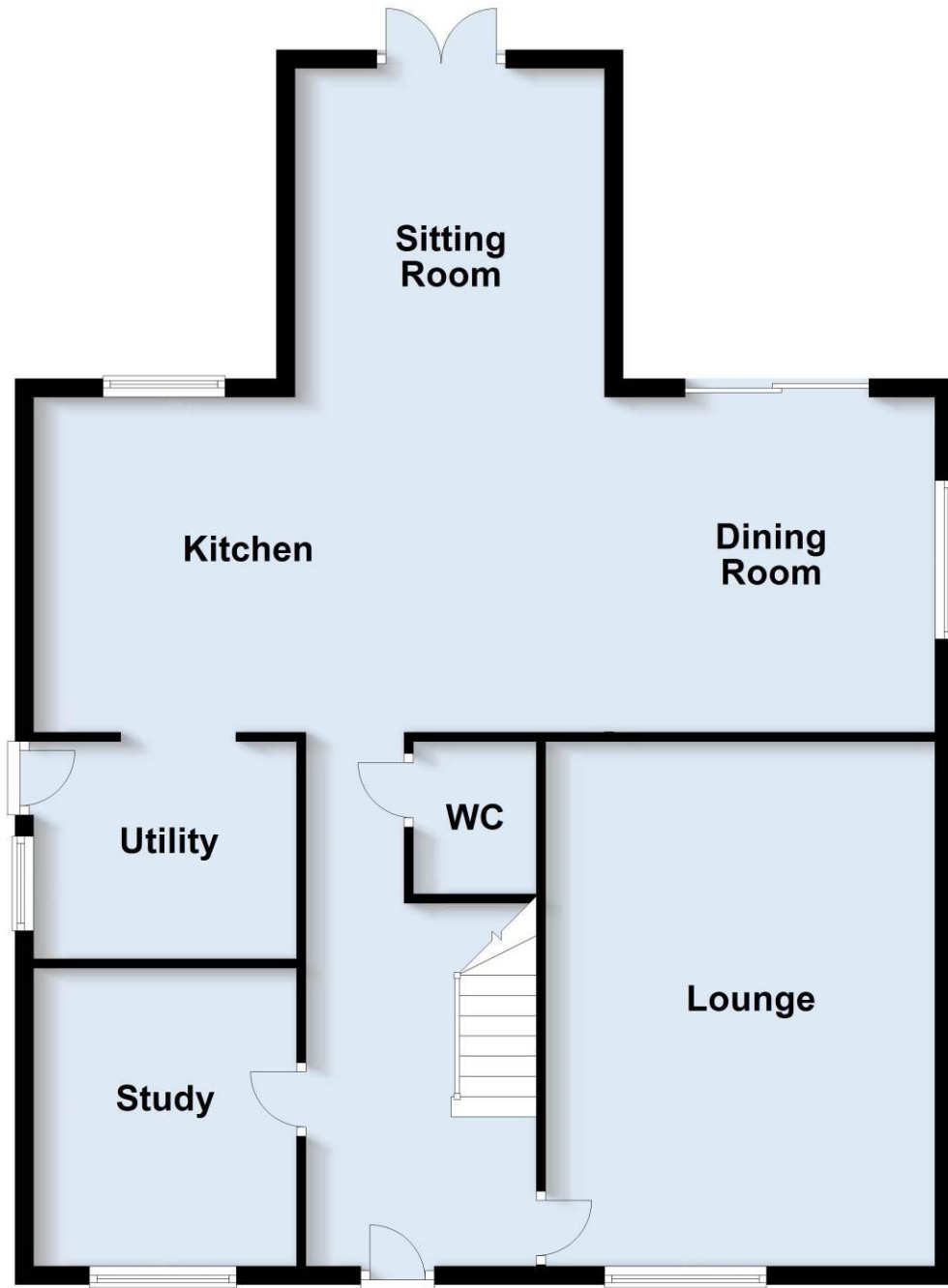
## SOLAR PV

There is a Solar PV System installed at the property which provides a proportion of the electrical requirement for the property. We are advised by the vendor that this is not subject to any feed-in-tariff.

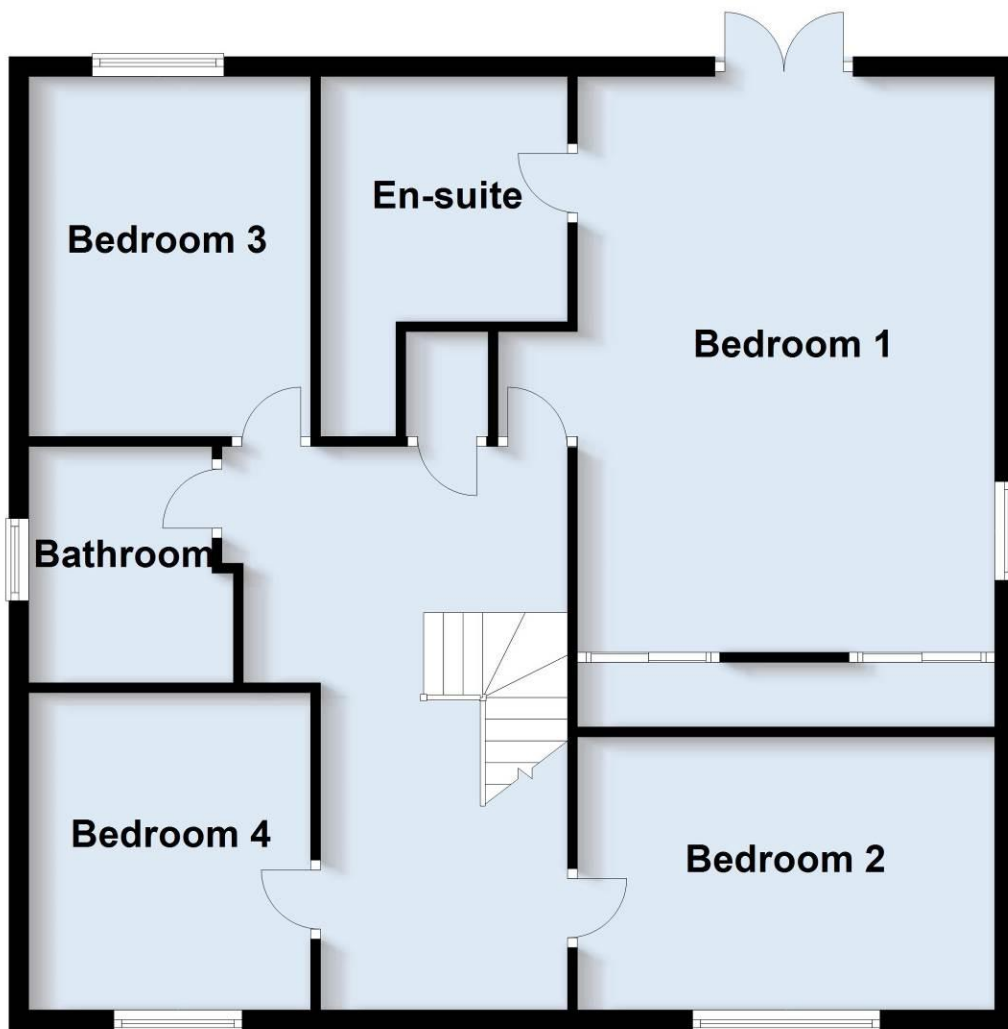


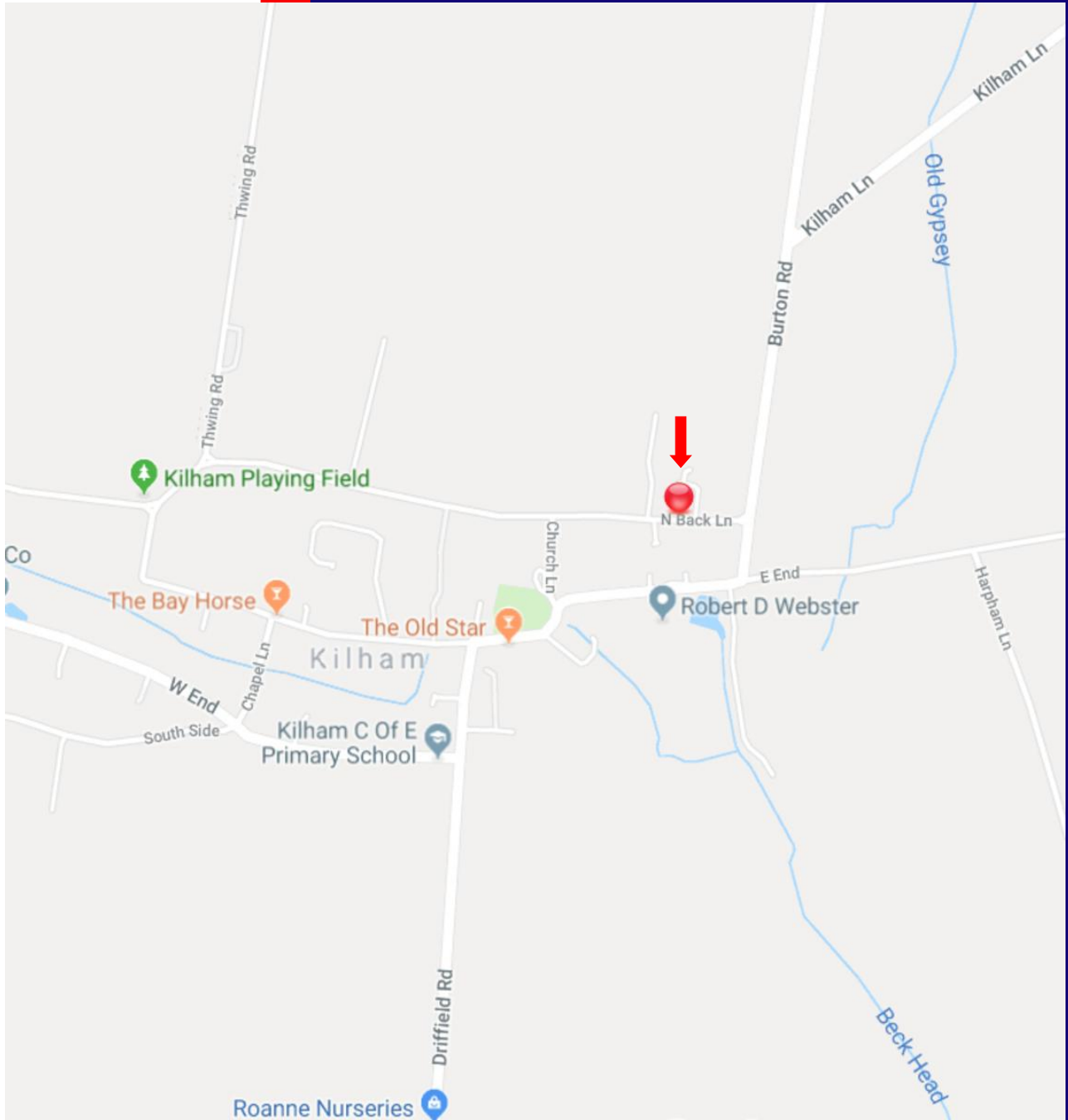


## Ground Floor



## First Floor





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