



**Old Mill Holiday Complex**  
**Driffield, East Yorkshire YO25 3BQ**  
**Price guide £795,000**

**W&P** WOOLLEY  
& PARKS



# Old Mill Holiday Complex , Driffield, East Yorkshire YO25 3BQ

## \* PRESENTING A UNIQUE LIFESTYLE BUSINESS OPPORTUNITY \*

The Old Mill Holidays Cottage Complex offers much more than first glance suggests. Having recently undergone a huge transformation from successful Hotel to FOUR luxurious holiday cottages with the flexibility of owners/managers ON-SITE LIVING. Each holiday cottage provides a wealth of charm and an abundance of quality fixtures with no expense spared on the finishing touches. The full renovation has all been completed within the past year with individual design, layout and accessibility very much in the forefront of the owners minds. Full permission has also been granted to occupy one cottage as an manager/operator of the complex allowing one cottage to be used as a residential dwelling if required, that cottage can be of your choosing. Enjoying an elevated plot the cottages all boast unspoiled countryside views with each cottage benefiting from having their own private outside space and shared parking. A biomass boiler feeds all four cottages with central heating plus solar panels to the roof help generate an income and keep out going costs to a minimum. Full details are all available on request. Given this unique business potential internal viewing is an absolute to fully appreciate the true size and opportunities on offer.

### Piglet Cottage

Nestled on the outskirts of Langtoft, near the thriving market town of Driffield, in the picturesque Yorkshire Wolds, is this delightful stone cottage. Inside, the owners have created a warming retreat, with spacious rooms and a lovely light décor, giving that home-from-home vibe throughout. Accommodation is well proportioned throughout with entrance hall with cloakroom cupboard, open plan dining kitchen offering a wide range of quality built in appliances, separate utility room plus spacious double bedroom complete with fully tiled wet room to the ground floor. First floor lounge a further double bedroom and en-suite bathroom to the first. Enclosed garden space to the rear with shared parking to the rear.

**Entrance Hall 9'5" x 5'1" (2.88 x 1.55)**

**Open Plan Dining Kitchen 17'3" x 13'6" (5.27 x 4.12)**

**Utility Room 5'6" x 4'0" (1.70 x 1.23)**

**Ground Floor Bedroom 17'3" x 9'0" (5.26 x 2.76)**

**En-Suite Wet Room 10'5" x 6'10" (3.20 x 2.09)**

**First Floor Landing**

**First Floor Lounge 17'3" x 13'3" (5.27 x 4.06)**

**First Floor Bedroom 13'7" x 9'10" (4.15 x 3.02)**

**En-Suite Bathroom 7'0" x 6'1" (2.15 x 1.86)**

### Rockery Cottage

Inside, you will find your perfect hideaway cottage, with a lovely modern interior design, plenty of quality furnishings and a light colour scheme, giving the property a warm and welcoming feeling throughout. The kitchen/diner provides a wonderful set of white fitted units and sleek worktops, housing a range of appliances so you can rustle up a delicious meal for the whole family. Resting on the first floor are two bedrooms, a double and twin, housing a range of modern furnishings to store your personal items, with en-suite bathrooms & lovely views surrounding this rural area.

**Lounge 16'0" x 13'1" (4.88 x 3.99)**

**Cloakroom/W/C 6'9" x 3'10" (2.07 x 1.18)**

**Dining Kitchen 15'11" x 13'3" (4.86 x 4.04)**

**Rear Lobby**

**First Floor Landing**

**Master Bedroom 13'1" x 9'11" (4.00 x 3.04)**

**En-Suite Bathroom 7'10" x 5'5" (2.41 x 1.67)**

**Bedroom Two 13'3" x 9'3" (4.05 x 2.82)**

**En-Suite Shower Room 4'9" x 4'6" (1.46 x 1.38)**

### Goldfinch Cottage

With a simply stunning outlook over the Yorkshire Wolds, this cottage is perfect for large families and a group of friends looking to explore the Yorkshire countryside. The living room is spacious and has plenty of seating for the

whole party, as well as a warming electric fire. The open-plan kitchen/diner has additional seating to the rear, making it the perfect communal area for socialising, whilst the kitchen itself is contemporary and stylish with modern appliances to cook up a storm for the whole family. Next to the kitchen, there is a cloakroom and utility room with a WC and basin. Upstairs there are two twin bedrooms, each with a TV, joined by a Jack-and-Jill bathroom. Similarly, there are two double bedrooms, joined by an identical Jack-and-Jill bathroom, both perfect for enjoying a relaxing soak in the tub. The bedrooms are all spacious with pleasant views across the rolling countryside and have plenty of modern furnishings for storage. Outside you will find a large enclosed garden with patio area and garden furniture to the rear of the property.

**Entrance Hall 5'7" x 4'7" (1.72 x 1.40)**

**Lounge 24'6" x 11'6" (7.49 x 3.52)**

**Inner Lobby**

**Utility Room 8'7" x 4'0" (2.64 x 1.23)**

**Cloakroom/W/C 8'7" x 3'3" (2.63 x 1.00)**

**Dining Kitchen 34'5" x 13'11" (10.51 x 4.26)**

**First Floor Landing**

**Master Bedroom 16'10" x 14'4" (5.14 x 4.37)**

**Jack and Jill Bathroom 8'1" x 6'9" (2.48 x 2.06)**

**Bedroom Two 11'5" x 9'2" (3.50 x 2.80)**

**Bedroom Three 12'11" x 9'3" (3.95 x 2.82)**

**Second Jack and Jill Bathroom 7'7" x 5'7" (2.32 x 1.71)**

**Bedroom Four 12'9" x 8'10" (3.89 x 2.70)**

### Old Mill Cottage

A stunning, newly converted holiday retreat, nestled in open countryside with beautiful views over the rolling Yorkshire Wolds yet only 14 miles from the East Yorkshire coastline. The perfect holiday cottage with excellent holiday letting potential which has been finished to an exceptionally high standard providing THREE EN-SUITE BEDROOMS, Hallway, Dining Hall, Dual aspect Lounge, Well fitted Living/Dining Kitchen with central island and breakfast bar, Utility/Laundry, Cloakroom/WC.

**Entrance Hall 11'10" x 8'3" (3.63 x 2.54)**

**Lounge 15'5" x 11'7" (4.70 x 3.55)**

**Dining Room 11'10" x 8'5" (3.62 x 2.59)**

**Dining Kitchen 21'10" x 15'8" (6.68 x 4.79)**

**Utility Room 7'11" x 5'11" (2.43 x 1.82)**

**Cloakroom/W/C 4'5" x 2'11" (1.37 x 0.90)**

**First Floor Landing**

**Master Bedroom 12'8" x 11'8" (3.87 x 3.58)**

**En-Suite Bathroom 9'3" x 5'7" (2.84 x 1.72)**

**Bedroom Two 11'7" x 9'8" (3.55 x 2.96)**

**En-Suite Bathroom 8'0" x 7'1" (2.45 x 2.16)**

**Bedroom Three 9'3" x 8'7" (2.82 x 2.64)**

**En-Suite Shower Room 6'1" x 5'1" (1.86 x 1.55)**

### External

Each holiday cottage enjoys its own enclosed garden with paved patio areas and unspoiled countryside views. This garden space can be altered to suit any individuals preference. The cottages also benefit from ample off street parking with gravelled drive and plenty of parking space for visitors, guests and permanent residents. Fully functional laundry room is also in operation with power supply, light, hot and cold water supply plus plenty of storage for cleaning products and towels.

### Bio Mass Boiler and Solar Panels

The bio mass boiler provides central heating to all four cottages. The exact make of the boiler is a Guntamatic Biocom 100kWh 96% efficiency 20 kg/hr nominal fuel consumption. For all further details about the make or model of the boiler or to fully understand how the boiler can be optimised or controlled please contact the office.

The solar panels are located to the roof space and are owned by the holiday cottages, again for full details please contact the office.

### Disclaimer:

DISCLAIMER: These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

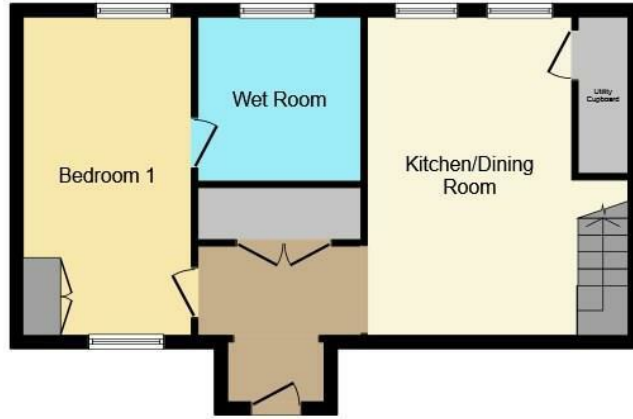
### Draft Details:

PLEASE NOTE: To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

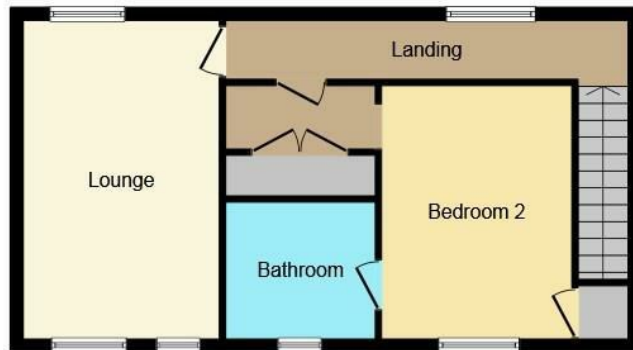
### Measurements:

MEASUREMENTS: All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

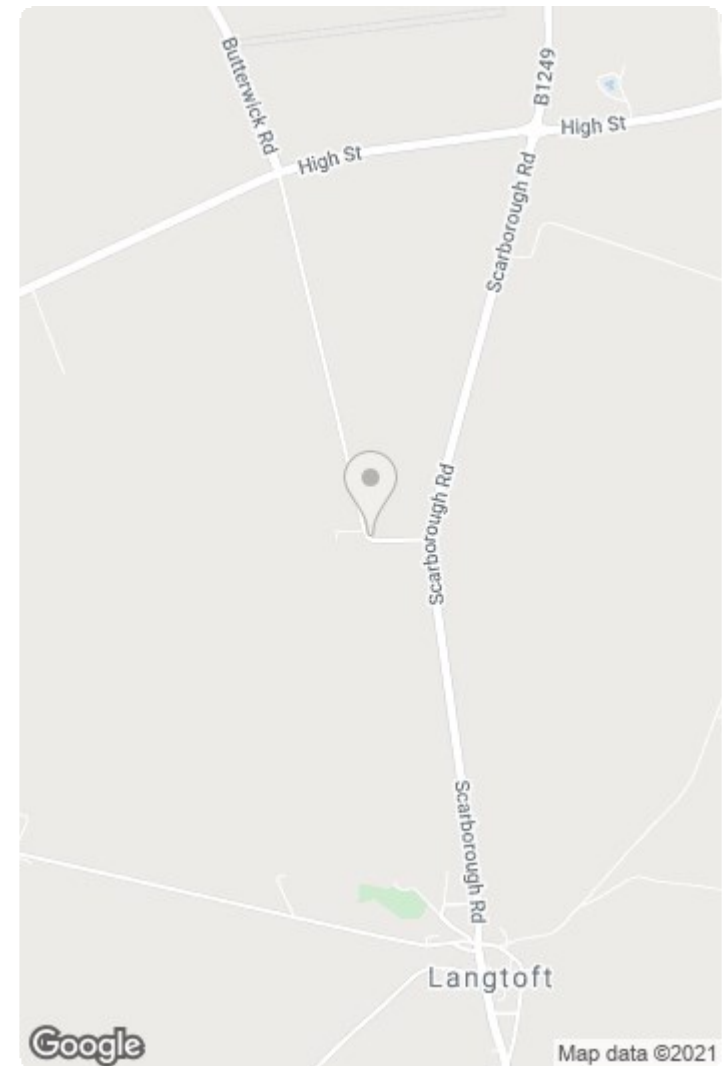




**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



# GOLDFINCH COTTAGE

