



**24 Main Street, Drifffield, YO25 8RL**

**£339,950**

**4**  **2**  **3**  **F** 

- Four Bedrooms
- Garden Room
- Good Sized Cottage Property
- Large Outbuilding With Potential
- Potential Granny Annex/Holiday let
- Viewing highly recommended

Full description

We are thrilled to offer to the market this fourbedroom cottage in the delightful and ever popular village of Brandesburton. This property offers more than a glance would suggest and simply must be viewed to appreciate what is included.

The main cottage has four bedrooms, three of which are accessed via the first staircase from the main hallway with a guest suite accessed via the second staircase. There are two bath/shower rooms, plus cloak room, along with living room, dining room, kitchen utility and sun room to the main house. Externally there is a large L shaped outbuilding which has been fully converted into living space, currently split into large function/games room with store, garden room with w.c. and fantastic bar! All rooms open out onto the courtyard garden and have feature beamed ceilings and central heating radiators. The agent feels there is scope for further development within this good sized outbuilding for potential to convert to granny annex or holiday let, subject to the necessary local authority planning consents.

Call Our House Estate Agents today on 01964 532121 to arrange your viewing

Entrance Hall

Entrance door to hallway, dog leg staircase with understairs cupboard. Central heating radiator.

Lounge

19'6" x 10'4" (5.96 x 3.16)  
Three windows, one to the side and two to the rear, fireplace set into a feature brick chimney breast with log burner, a range of built in storage cupboards and display cabinets, exposed beams to the ceiling, dado rail, door through to the sunroom and one central heating radiator.

Dining Room

14'11" x 11'11" (4.56 x 3.65)  
Window to front, recess to the chimney breast, paneling to the lower walls, built in cupboard to the side of the chimney breast and radiator.

Kitchen

3.66 x 3.66  
Two windows to front, a range of handmade wood fitted base and wall units with

worksurfaces over housing an inset 1 1/2 an enclosed back staircase (leading off to guest suite which includes bedroom 4 and bathroom), paved flooring, open beamed ceiling and double doors leading through to the sunroom.

Utility Room

12'1" x 12'0" (3.7 x 3.68)  
L shaped room with window to front and side, beams to the ceiling, worksurface with a stainless steel sink, plumbing for a washer and dishwasher.

Cloakroom

6'5" x 5'1" (1.96 x 1.56)  
Window to front, vanity unit housing wash hand basin, low level w.c. and vinyl floor.

Sun Room

24'3" x 10'4" (7.4 x 3.15)  
With paved flooring, a pitched roof and double doors leading out into the courtyard.

First Floor Landing

With loft access, radiator and doorways to:

Master Bedroom

Window to front, shelving in the chimney breast and built in wardrobes on either side with storage cupboards over and radiator.

Family Shower Room

8'7" x 6'1" (2.62 x 1.86)  
Window to front, a white three piece suite comprising:- corner shower cubicle, fitted vanity unit with wash hand basin and shaver light above and low level w.c., paneling to the walls, built in airing cupboard and a ladder style heated towel rail.

Bedroom 2

10'4" x 12'3" (3.17 x 3.75)  
Window to side built in wardrobes and sloping ceiling with beam.

Bedroom 3

8'0" x 7'10" (2.46 x 2.4)  
Window to rear, built in wardrobe and sloped ceiling.

Guest Suite

Accessed via 2nd Staircase

Bedroom 4

Two windows, one to side one to front, beamed ceiling, carpeted and radiator.

Bathroom

11'10" x 5'7" (3.63 x 1.71)  
Window to rear and Velux window, bath, pedestal hand wash basin and low level w.c.

Outside

This property offers huge potential outside as the outbuildings form an L shape around the sunny courtyard garden. The outbuilding is currently a function/games room, garden room with w/c and bar but shouts out to be reconfigured into a granny annex/holiday let subject to the usual planning applications and consents.

Main Barn

41'0" x 14'4" (12.5 x 4.37)  
Four UPVC double glazed windows, part vaulted and beamed ceiling, five radiators served by a separate boiler, large doors opening onto the courtyard and a store room leading off.

Garden Room

10'9" x 13'0" (3.29 x 3.97)  
Beamed ceiling and central heating radiator. Door to w.c. with low level w.c., wash hand basin, front facing window and central heating radiator. French doors to the courtyard garden.

Bar

16'6" x 13'8" (5.05 x 4.18)  
Beamed ceiling, French doors leading out onto courtyard garden. Fitted bar with shelving and one central heating radiator.

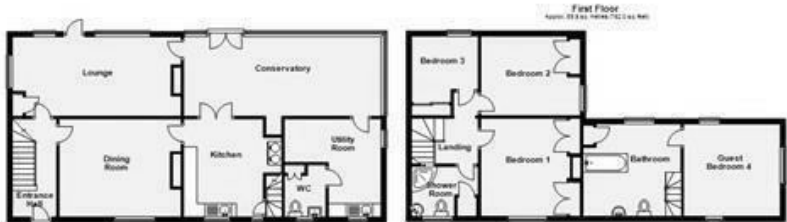
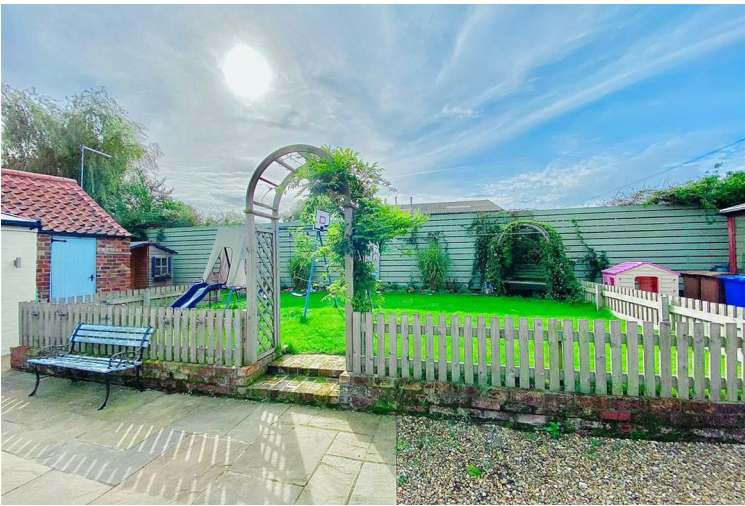
Gardens

A private gated entrance leads into the fully enclosed courtyard garden. There is parking within the gates, paved patio areas and lawned garden. Outside of the gates is additional parking and there is a gravelled foregarden to the front of the property.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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