



**Pear Tree Farm,  
Dunnington, Driffield, East Yorkshire YO25 8EG**  
**Asking price £1,200,000**

**W&P** WOOLLEY  
& PARKS

\*\*\*DETACHED FARM HOUSE WITH 7.45 ACRES, OUTBUILDINGS, HOLIDAY LET, 13 STABLES AND OFFICE PREMISES\*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE 24/7\*\*\*

This impressive detached property offers more for sale than first glance suggests, having been lovingly maintained and enhanced by the current owners to provide a lifestyle like no other. This amazing opportunity to own a truly bespoke home rarely presents itself to the open market with stunning farmhouse in a turn key condition with 7.45 acres of grass paddock, two storey office building, modern two bedroom holiday let, 13 stables, outside kitchen and barn plus further outbuildings currently used for storage. The farmhouse boasts over 2800sq ft of accommodation with an abundance of traditional features over two floors with inviting entrance hall, open plan living/dining kitchen, office/snug, formal lounge, utility area and cloakroom/w/c all to the ground floor with five bedrooms, en-suite and family bathroom to the first. Impressive formal gardens and gated private drive also provide ample off street parking. Located within the rural village of Dunnington this home provides a countryside setting with picturesque views and a community spirit.



### Entrance Hall

16'0" x 12'1" + 6'5" x 6'0" (4.89m x 3.70m + 1.96m x 1.84m )

Warm and inviting entrance hall with double glazed window to front elevation, charming exposed beams, straight flight staircase leads to first floor accommodation with stable style external door, built in cloakroom cupboard, exposed brick wall, central heating radiator and travertine tiled flooring.

### Living Room

27'9" x 15'4" (8.47m x 4.68m )

Beautifully presented formal lounge, naturally light with double glazed windows to triple aspect, exposed brick fire place housing log burning stove creates a superb focal point to the room with attractive décor, oak veneered flooring and central heating radiators.

### Living/Dining/Kitchen

30'11" x 16'0" (9.43m x 4.89m )

Truly the heart of this incredible home sits the open plan living/dining/kitchen offering a comprehensive range of bespoke wall, base and drawer units complete with matching dresser, granite work surfaces and matching splash backs, inset dual bowl sink unit with drainer and extendable mixer tap over, integrated appliances with microwave oven, dishwasher, fridge and freezer plus Range style oven complete with fitted extractor, ample space for dining/sitting areas with inset LED spot lighting, double glazed windows to dual aspect, traditional style central heating radiators and travertine tiled flooring laid throughout.

### Office/Snug

15'11" x 9'5" (4.87m x 2.88m )

Currently used as a home office, however would make an ideal sitting/snug with double glazed windows to dual aspect, central heating radiator and oak veneered flooring.

### Utility Room

10'6" x 5'6" (3.21m x 1.68m )

Providing ample space and plumbing for free standing appliances with external door to rear elevation, large walk in storage cupboard, central heating radiator and travertine tiled flooring throughout.

### W/C

5'4" x 3'3" (1.65m x 1.01m )

Fitted with a stylish two piece suite comprising pedestal wash basin and low flush w/c, tiled splash backs, double glazed window to rear elevation, chrome heated towel rail and travertine tiled flooring.

### Landing

15'0" x 4'8" (4.58m x 1.43m )

Double glazed window to rear elevation, central heating radiator and fitted carpets.

### Main Bedroom

18'10" x 16'0" (5.75m x 4.90m )

Generous main bedroom beautifully decorated with a whole host of quality built in furniture including fitted wardrobes, matching drawers and bedside units complete with fitted hanging rails and shelving, sky light window to front and double glazed window to rear with central heating radiator and fitted carpets.

### En-Suite Wet Room

15'2" x 6'4" (4.63m x 1.94m )

Attractive en-suite wet room complete with fully tiled shower area and Drench shower head over, twin free standing wash basins with illuminated mirrors above plus low flush w/c, wall mounted chrome heated towel rail, inset LED spot lighting and sky light window.

### Bedroom Four

14'7" x 10'11" (4.46m x 3.35m )

A further spacious double bedroom with sky light window, central heating radiator, access to loft space and fitted carpets.

### Main Landing

29'11" x 4'11" (9.13m x 1.50m )

Double glazed window to rear elevation, inset LED spot lighting and fitted carpets.

### Bedroom Two

16'9" x 14'1" (5.13m x 4.31m )

Generous double bedroom with double glazed window to front elevation, quality built in furniture with wardrobes, matching drawers, dressing table, desk and bedside unit, central heating radiator and fitted carpets.

### Bedroom Three

14'7" x 11'4" (4.46m x 3.47m )

Good sized double bedroom with double glazed window to front elevation, built in double door storage, central heating radiator, access to loft space and fitted carpets,

### Bedroom Five

11'1" x 8'0" (3.40m x 2.45m )

Currently used as a play room however would make a spacious single bedroom with double glazed window to front elevation, central heating radiator and fitted carpets.

### Family Bathroom

9'5" x 8'0" (max) (2.88m x 2.45m (max) )

Luxurious family bathroom fitted with a white three piece suite comprising corner bath complete with fitted shower attachment, free standing wash basin and low flush w/c, fully tiled walls and ceramic tiled flooring, spot lighting, sky light windows, wall mounted chrome heated towel rail and fitted extractor.

### External

Enjoying countryside views to every aspect, the property boasts 7.45 acres of external space with grassland paddocks, large barn, 13 stables, office building, ample storage sheds and holiday let. Gated access to the side of the property with sweeping drive complete with turning area, ample parking, formal gardens and outside kitchen built under a timber pergola with pizza oven, stone flagged flooring and log store.

### Holiday Let

Stable Cottage is a self contained two bedroom, two storey property currently used as a holiday let with allocated parking. The property boasts two double bedrooms, open plan living with modern fitted kitchen, ground floor w/c and outside seating area.

### Barn

Currently used for storage.

### 13 Stables

13 Stables in two blocks currently used for housing birds of prey complete with power supply and water.

### Office Building

3947 Sq Ft over two Floors. The contents of the office block can also be purchased via separate negotiation.

### Grass Paddocks

Fenced grass paddocks currently home to the Alpacas!

### Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band D.

### Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

### 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:

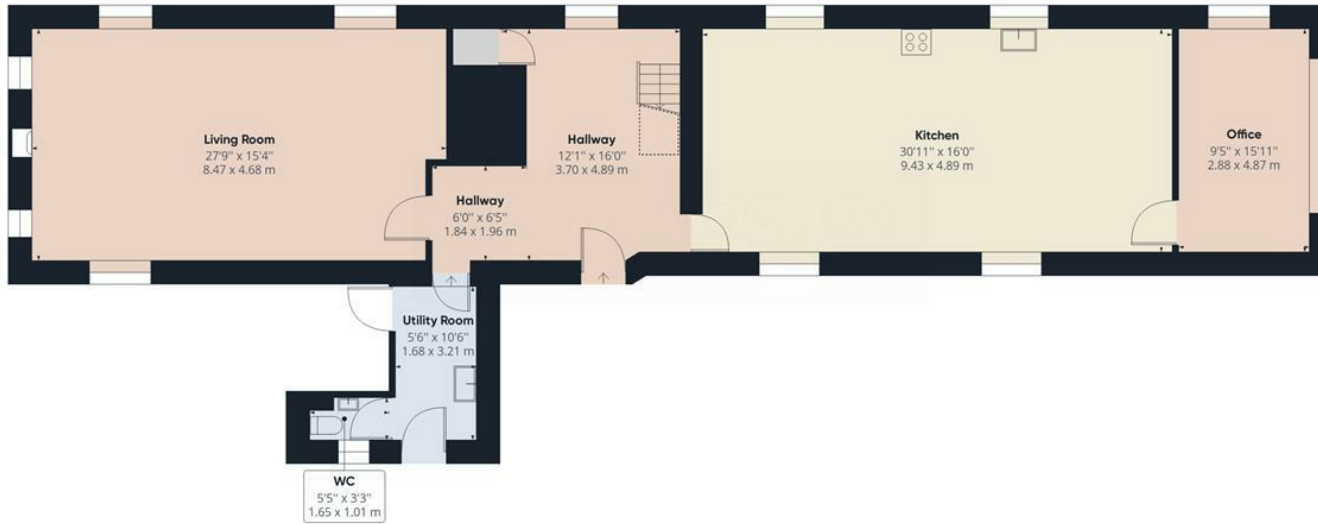
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

### Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

2806.53 ft<sup>2</sup>  
260.73 m<sup>2</sup>

Reduced headroom

29.77 ft<sup>2</sup>  
2.77 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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