



**Southwold,
Harpham, Driffield, East Yorkshire YO25 4QS**
Asking price £595,000

WP WOOLLEY
& PARKS

ESCAPE TO THE COUNTRY! A TRULY REMARKABLE CHARACTER RESIDENCE ON A DELIGHTFUL PLOT, SET IN THE PEACEFUL WOLDS VILLAGE OF HARPHAM - VIEWING IS ESSENTIAL! 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Boasting a wealth of charming character, this beautiful home offers a spacious and versatile arrangement of accommodation, occupying a generous garden plot of around half an acre, in a delightful setting within the rural village of Harpham, just south of the A614 connecting the market town of Drifffield with the Coastal town of Bridlington. Having been sympathetically extended and tastefully updated by the present owners, offering over 2350 SQFT of living space, the accommodation briefly comprises of Entrance Porch, Hallway, Downstairs WC, Lounge, Dining Kitchen, Dining Room, Second Lounge, Rear Lobby, Utility Room and Bedroom to the ground floor, with two staircases serving the first floor landings, three double Bedrooms, Study, Shower Room and Bathroom. The versatile layout lends itself to MULTI GENERATIONAL living, with a gated courtyard giving separate access to the rear Lobby, where the utility Room could be readily converted to provide an additional Shower Room serving the ground floor Bedroom. The generous plot provides fabulous, mature gardens enjoying a southerly aspect, with a substantial Garden Room/Hobby/Work Space sited towards the rear boundary, with ample driveway space in front of a detached garage.

A thorough inspection is essential in order to gain a true feel and appreciation for all this unique family home can offer...



Entrance Porch 5'3" x 3'5" (1.60m x 1.04m)
A modern composite panel door opens from the side elevation into a porch area with tiled flooring. An ideal space to kick off shoes and hang coats.

Hallway 13'11" x 4'10" (4.24m x 1.47m)
A painted timber panel door opens from the Porch into a bright and airy hallway, with tiled flooring, radiator and a feature stained glass double glazed window over the staircase which leads off. Below the staircase is a useful storage cupboard.

Downstairs WC 5'11" x 2'8" (1.80m x 0.81m)
Also positioned below the staircase, fitted with a white suite of WC and vanity hand basin with tiled splash back and cabinet below. Tiled flooring, radiator and double glazed sash window.

Living Room 18'0" x 13'7" (5.49m x 4.14m)
Pine double doors with glazed panel detail open from the hallway into this generous reception room, flooded with natural light via double glazed windows to the rear and both side elevations. With ceiling coving, fitted carpet and radiator.

Dining Kitchen 21'10" x 12'11" (6.65m x 3.94m)
A lovely dual aspect country farmhouse style Kitchen with charming ceiling beams, tiled chimney breast alcove with mantel beam and inset extractor hood, and quarry tiled flooring. Fitted with a bespoke range of base, wall and larder cabinets in a painted finish with solid wood work surfaces, central butchers block, ceramic sink unit and splash back tiling. With recess spaces to accommodate freestanding white goods, double glazed sash window to the front elevation, radiator, double glazed window to the rear projecting side elevation and double glazed French doors opening to the rear garden.

Dining Room 15'10" x 13'9" (4.83m x 4.19m)
Another excellent reception room with characterful ceiling beams and exposed floorboards, fitted pine cabinet housing the boiler, radiator, double glazed sash window to the front elevation, full height double glazed window to the rear elevation and a double glazed panel door opening to the rear terrace. The second staircase leads off.

Lounge 15'10" x 13'10" (4.83m x 4.22m)
Another comfortable reception room with ceiling beams and exposed floorboards, fitted alcove book shelving, radiator, TV point and double glazed windows to both front and rear elevations. A chimney breast niche with slate tiled hearth houses a multifuel stove, creating a lovely focal point.

Rear Lobby 9'9" x 7'9" max (2.97m x 2.36m max)
With slate floor tiling, radiator, double glazed window and a timber panel exterior door opening to a gated passageway with brick built store shed. The passage way gives independent access from the front of the property.

Utility Room 9'9" x 6'5" max (2.97m x 1.96m max)
With roll top work surface, stainless steel sink, plumbing for free standing appliances, radiator and window to the side elevation.

Ground Floor Bedroom 13'0" x 13'0" (3.96m x 3.96m)
A generous double room with radiator, fitted carpet and double glazed windows to the rear and both side elevations.

Hallway Landing
The hallway staircase rises to this landing space which serves the Office, Shower Room and two of the Bedrooms. With a double glazed sash window to the front elevation, fitted carpet and loft hatch.

Bedroom 18'0" x 13'7" max (5.49m x 4.14m max)
An excellent double room with fitted carpet, radiator and a double glazed window to the rear elevation.

Office 10'6" x 4'5" (3.20m x 1.35m)
A useful home work space, with fitted carpet, radiator and a double glazed window.

Shower Room 6'10" x 6'9" (2.08m x 2.06m)
Stylishly appointed with a white suite comprising of shower enclosure, vanity wash basin with cabinet below, and the WC. With attractive Travertine style wall and floor tiling, chrome towel radiator, extractor fan and a double glazed window.

Bedroom 12'11" x 8'6" (3.94m x 2.59m)
A nicely proportioned double room, served by it's own dressing room, with radiator, fitted carpet and a double glazed sash window.

Dressing Room 6'9" x 5'7" (2.06m x 1.70m)
With radiator, fitted carpet and a double glazed window to the rear elevation. The dressing room has a door onto the second landing.

Landing 13'9" x 8'5" (4.19m x 2.57m)
A delightful landing space with pitched ceiling and exposed roof beam, double glazed window to the front elevation, radiator, fitted carpet and Velux roof light.

Bedroom 16'0" x 14'1" (4.88m x 4.29m)
Another excellent double room, with characterful exposed roof beams and trusses, radiator, fitted carpet and a double glazed window to the rear elevation.

Bathroom 9'10" max x 5'5" (3.00m max x 1.65m)
A white suite comprises of a timber panelled bath with shower over and glass side screen, pedestal wash basin and WC, with splash back tiling around the bath, timber wall panelling, stone floor tiles, extractor fan and a double glazed window.

External
The property fronts a grassed verge and is accessed via a generous gravelled driveway to the side, providing ample parking for several vehicles. The driveway approaches the detached single garage, with gated access to the rear gardens.

Garage
A detached single garage with up and over door, electric power sockets and light.

Rear Garden
Enjoying a southerly aspect and an excellent degree of privacy, the gardens are a true delight! Extending to around half an acre, the garden is predominantly lawned, with planting beds and borders, mature shrubbery and a variety of established deciduous, evergreen and fruit trees. Across the back of the house, a paved patio terrace offers a great space to entertain and dine 'al-fresco'.

Garden Studio 35'9" x 16'9" (10.90m x 5.11m)
Perfectly suited for a variety of uses and a wonderful addition to the property, standing towards the rear boundary, this aesthetically pleasing studio boasts two rooms, with four double glazed windows and French doors to side elevation, stainless steel sink, tile effect flooring and roll top work surfaces.

Services
The property is understood to be connected to mains electricity and water, with drainage to a septic tank. The centrally heating system is run on LPG.

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

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

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).

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.

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.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

2332.00 ft²

216.65 m²

Reduced headroom

80.52 ft²

7.48 m²

(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.

GIRAFFE360