



## Orchard Cottage High Ridgmont, YO25 4UD

Price Guide £525,000



# Orchard Cottage High Street

Rudston, Driffield, YO25 4UD

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Nestled in the charming village of Rudston, Driffield, this well-presented family home offers a delightful blend of comfort and space. Set back from the High Street, the property boasts four spacious bedrooms, making it an ideal choice for families seeking room to grow. The house features three inviting reception rooms, perfect for both relaxation and entertaining guests. With two well-appointed bathrooms, morning routines will be a breeze for the entire family. The extensive plot provides an open aspect, allowing for plenty of natural light and a sense of tranquillity. For those with vehicles, the property includes parking for multiple vehicles, along with a double garage that features a workshop, catering to both practical needs and hobbies. The idyllic village location fosters a strong community feel, making it a wonderful place to call home. This property is not just a house; it is a well-rounded family home that offers both space and a welcoming atmosphere in a picturesque setting. If you are looking for a place that combines modern living with the charm of village life, this home in Rudston offers everything a family could ever need.

- A stunning family home set in an idyllic village location
- Extensive plot
- Four double bedrooms, master with en-suite
- Two additional loft rooms
- Juliet balcony to master bedroom, overlooking the garden
- Detached double garage with workshop
- Electric wrought iron gates to the private drive
- Sunroom and guest WC
- Utility room and stunning open plan kitchen diner
- Viewing a must!

## Entrance Lobby

With UPVC door to the front aspect and glazed door into the inner hall.

## Inner Hall

Stunning Parquet flooring with stairs leading to the first floor and radiator with contemporary cover.

## Guest WC

Low flush WC with corner hand wash basin, tiled flooring splashback and UPVC window to the front aspect.

## Sitting Room

With UPVC window to the front aspect, two arched double glazed windows to the side elevation and double doors into the sunroom. TV point, parquet flooring, two radiators and the focal point to the room is a lovely wood burning stove set within an Inglenook surround and with stone hearth.

## Sunroom

Double glazed wooden frame with double doors opening onto the rear garden.

## Kitchen/Diner

A beautifully appointed dining kitchen with granite tops, breakfast island unit with pull up power unit with USB ports, wall and base units with inset sink and drainer unit. Space for

fridge freezer, five ring gas hob with AEG extractor hood above, double electric self cleaning oven, steam oven and microwave oven. Integrated dishwasher, coving to the ceiling, radiator, wood effect flooring opening to the dining area with UPVC window to the front and side aspect and door to the side.

## Utility Room

A useful room with storage units with solid wood tops, plumbed for washing machine and vented for tumble dryer. Coving to the ceiling, UPVC window to the rear aspect and tiled flooring. Traditional ceiling mounted drying rack.

## First Floor Landing

Door to the bedrooms and house bathroom.

## Master Bedroom

A lovely double room with Juliet balcony overlooking the stunning garden with open aspect. Radiator, coving to the ceiling, stairs leading to the loft room and en-suite.

## En-Suite Shower Room

Modern suite with corner shower cubicle with rainfall shower head and additional attachment, modern splashback, low flush WC, vanity hand wash basin, chrome ladder heated towel rail, extractor fan and UPVC window to the rear aspect.

## Bedroom Two

Another double room with UPVC window to the front elevation, radiator and coving to the ceiling.

## Bedroom Three

Double room with radiator, built in storage cupboard and coving to the ceiling.

## Bedroom Four

Double room with radiator, coving and UPVC window to the front aspect.

## House Bathroom

A modern suite with jacuzzi bath with rainfall shower and attachment, shower screen, low flush WC, vanity hand wash basin, shaver point, modern splashback, extractor fan, chrome ladder heated towel rail and UPVC window to the front aspect.

## Loft Room One

Wood panelled to ceiling and walls, light and power, radiator and sloping ceiling with further door to:

## Loft Room Two

Another loft room with wood panelling, light and power and window to the front aspect.

## Exterior

The property is approached via electric remote wrought iron double gates with timed security lights and multiple power points.

There is a tarmac driveway with plenty of secure parking, leading to the double garage. There is a further gravelled area to the adjacent side of the property (where the current owner parks a motorhome).

The extensive rear garden is mainly set to lawn with ornate pond, plenty of seating areas, pergola with paved patio, vegetable plots and fully enclosed by fencing and hedging with various fruit trees, flower and shrub borders.

There is also a timber log cabin with hot tub area and built in power and TV point.

## Workshop Area

12'4" x 6'5" (3.78 x 1.98)

With timber frame window and internet cabling.

## Double Garage

With electric remote door, light and power and pitched roof above. Workshop adjoins the garage with study area and side access door.

## Study

12'6" x 11'6" (3.82 x 3.53)

Side and rear timber windows, laminate flooring, spotlights, internet cabling, TV point and double doors to the garden.

## Services

Mains connected to water, drainage, electric and gas.

There is a Solar PV panel system installed (4KW) which currently benefits from annual payments under the feed-in tariff.

## Location

Rudston is a small village and civil parish in the East Riding of Yorkshire. It is situated between Driffield and Bridlington approximately 6 miles west of Bridlington, and lies on the B1253 road. The Gypsy Race (an intermittent stream) runs through the village, which lies in the Great Wold Valley. There is a local pub and easy access to nearby towns of Bridlington and Driffield.



## Road Map



## Hybrid Map



## Terrain Map



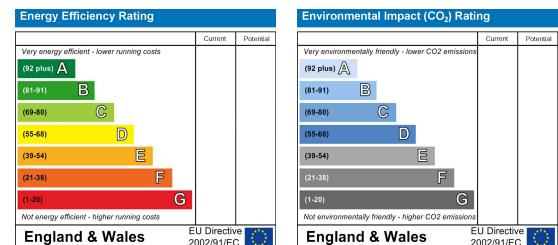
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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