



**8 Howl Lane  
Hutton, YO25 9QA  
Asking price £500,000**



**WILLOWGREEN**

ESTATE AGENTS



**NO CHAIN !! Beautifully Renovated and Extended Village Home with Stunning Views.**

This charming four-bedroom village house has been thoughtfully renovated to a high standard, offering both character and contemporary comfort. Boasting ensuite facilities, a spacious double garage, and a sweeping driveway, the property exudes kerb appeal from the moment you arrive.

Set on a generous wedge-shaped plot, the home features a large, landscaped garden perfect for family life or outdoor entertaining. Enjoy open countryside views that create a true sense of peace and privacy.

With stylish interiors, modern fixtures, and ample space both inside and out, this home is the perfect blend of rural charm and refined living.

Hutton is a popular and attractive village adjoining Cranswick and is situated on the A164 which benefits from a regular bus service between Beverley and Bridlington. The village provides an extensive range of amenities including public house, shops and its own primary school. There are excellent road links to the surrounding areas and the village lies on the main Scarborough to Hull railway line. The property has convenient access to the coast (12 miles), Beverley (10 miles), Malton (21 miles) and Hull (20 miles).



**ENTRANCE HALL** 10'1" x 19'10" (3.09 x 6.05)  
A stunning spacious entrance hall with bespoke oak staircase with glass balustrade, Amtico flooring, radiator, composite door into and doors leading off.

**LOUNGE** 12'0" x 19'11" (3.66 x 6.09)  
With views over the front garden, TV point, windows to front and side elevations, coving and radiator.

**CLOAKS/ WC** 5'7" x 3'10" (1.71 x 1.17)  
With modern white suite, vanity wash hand basin, wall mounted low level wc, Amtico flooring, part tiled walls, window to side elevation, ceiling spotlighting and radiator.

**KITCHEN/ DINER/SITTING AREA** 34'1" x 10'3" (10.39 x 3.14)  
With wall, base and drawer units, work surface over, upstand and splash back, island with storage and breakfast bar, range cooker with induction hob and extractor over, space for fridge freezer, window to rear elevation, 'Blanco' inset sink with modern mixer tap, coving, two radiator, ceiling spotlighting and laminate flooring. Sitting area with TV point, laminate flooring and bi-fold doors to garden.

**UTILITY ROOM** 3'11" x 15'0" (1.21 x 4.59)  
With stainless steel sink and mixer tap, work surface over, space for washing machine and tumble dryer, windows to side and rear and side entrance door.

**GALLERIED LANDING** 14'0" x 16'7" (4.28 x 5.08)  
A fabulous space, which could be used as a study or reading area, with light streaming in from the front elevation, window overlooking the front garden, airing cupboard, loft access and doors to.

**PRINCIPAL BEDROOM/EN SUITE** 10'7" x 16'11" (3.25 x 5.16)  
With windows to front and rear elevations, TV point, radiator, opening into en-suite

**EN-SUITE**  
With modern white suite, comprising oval slipper bath with free standing taps, vanity wash hand basin with drawers and low level wc, laminate flooring and rear views.

**BEDROOM 2** 9'5" x 10'7" (2.88 x 3.25)

With window to rear elevation, radiator and storage cupboard.

**BEDROOM 3** 11'2" x 9'6" (3.42 x 2.91)  
With window to rear, radiator, TV point and storage cupboard.

**BEDROOM 4** 9'8" x 10'4" (2.96 x 3.15)  
With window to front elevation, radiator and storage cupboard.

**BATHROOM** 6'4" x 7'3" (1.94 x 2.21)  
A beautifully presented bathroom with modern white suite, shower from the taps, vanity wash hand basin with drawers and low level wc, fully tiled throughout and window to side elevation.

**DOUBLE GARAGE**  
An integral garage with remote door to front elevation, internal personnel door, power and light connected.

**GARDEN**  
The property sits proud on an elevated plot and oozes kerb appeal with sweeping gravelled driveway, lawned frontage with trees and flowers beds. To the rear garden is mainly laid to lawn with shrubs, flower beds and hedging boundaries, stone flagged patio with pergola. Views over open countryside. The sunny garden offers privacy and seclusion.

**PARKING**  
A sweeping driveway offers plenty of parking.

**TENURE**  
We understand that the property is Freehold.

**SERVICES**  
All mains services are connected.

**ENERGY PERFORMANCE CERTIFICATE**  
The energy performance rating is F.

THE ENERGY ASSESSMENT RATING WILL BE HIGHER NOW DUE TO THE RENOVATIONS CARRIED OUT ON THE PROPERTY. (This will be discussed with potential purchasers).

**COUNCIL TAX BAND**  
The council tax band is D.

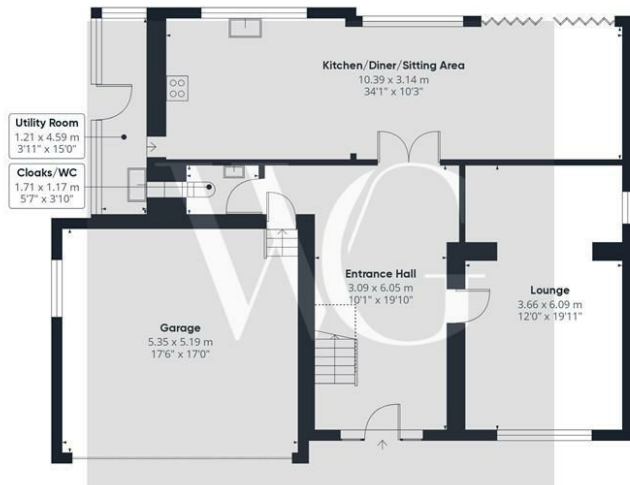




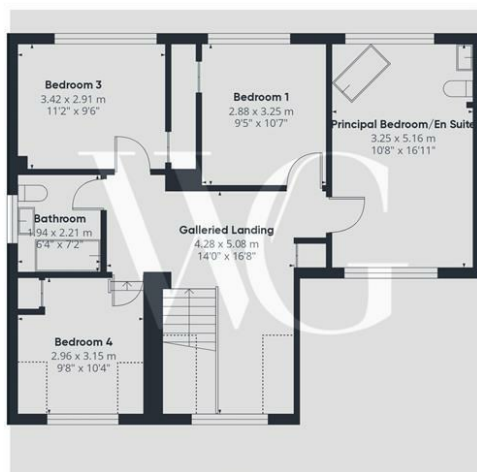








Floor 1



Floor 2

WG

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

182.49 m<sup>2</sup>  
1964.31 ft<sup>2</sup>

Reduced headroom

4.16 m<sup>2</sup>  
44.73 ft<sup>2</sup>

(1) Excluding balconies and terraces

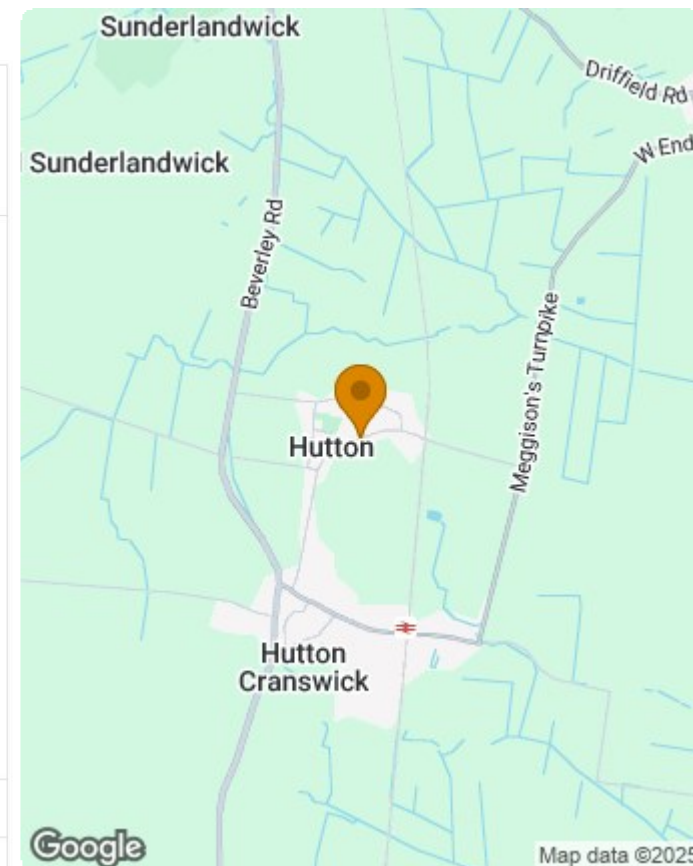
Reduced headroom

Below 1.5 m/5 ft

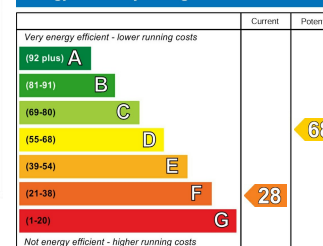
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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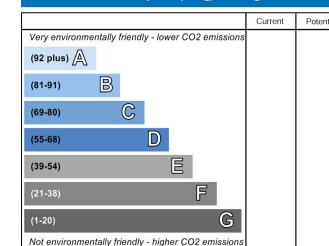
#### Energy Efficiency Rating



England & Wales

EU Directive  
2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive  
2002/91/EC



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