



Southfield House
Great Kelk
YO25 8HN

ASKING PRICE OF

£450,000

4 Bedroom Detached House



Garden

 4
  2
  3
  Garage & Off Road Parking
  Gas (LPG) Central Heating

Southfield House, Great Kelk, YO25 8HN

Located within the rural village of Kelk, this is a very distinctive double fronted detached house set on a large plot with numerous useful outbuildings. This is a real lifestyle property, extended to the side and ideally suited to those wanting to have a rural retreat and by using the garden, having potential for a degree of self-sufficiency! The outbuildings are numerous and include, immediately adjacent to the house, a large double garage/workshop and there are also a range of additional outbuildings offering further versatility.

The accommodation itself includes three reception rooms and four good sized bedrooms on the first floor with an en-suite to the master bedroom. The kitchen benefits from a range of bespoke built units, hand crafted by the seller in a farmhouse style and this leads into a useful utility area.

The property is situated on a quiet lane with only farm access and land beyond.

The wide frontage offers further scope to create additional vehicular access, if required, for perhaps a caravan/motorhome or other such vehicle.

NEARBY DRIFFIELD

Driffield is the closest market town some 9 miles from Great Kelk (Bridlington - 10.5 miles). The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Bridlington, Beverley, Hull and beyond.



Dining Room



Kitchen



Kitchen



Kitchen

Accommodation

MAIN ENTRANCE

Into:

DINING ROOM

13' 11" x 11' 8" (4.26m x 3.58m)

With front facing bay window and wood effect flooring. Open fire with brickwork fire surround and timber over mantel. Coved ceiling. Radiator.

INNER HALL

With staircase leading up to the first floor having a spindled banister and under stairs cupboard. Coved ceiling and radiators.

CLOAKROOM WC

With low level WC and pedestal wash basin having a tiled splash back. Radiator.

KITCHEN

21' 6" x 5' 10" (6.56m x 1.80m)

Fitted with a bespoke handmade farmhouse-style kitchen including base cupboards along with wall mounted cupboards to match and quality worktops. Space and recess for a Belfast style sink with mixer tap in situ. Electric hob with electric built-in double oven. Rear facing doors (right side opening) onto the exterior plus side window. Recessed ceiling spotlights.

Arch leading into:

UTILITY

With rear door onto the exterior, ceramic style sink with single drainer and mixer tap, bespoke fitted kitchen cupboards and space and plumbing for automatic washing machine. Radiator.

SNUG

14' 4" x 11' 10" (4.39m x 3.61m)

With LPG living flame fire and fire surround, beamed ceiling and front facing bay window.

LOUNGE

19' 11" x 12' 10" (6.08m x 3.93m)

With brickwork fire surround plus multi fuel stove in situ, front, rear and side windows. Beamed ceiling. Radiator.

FIRST FLOOR LANDING

BEDROOM 1

12' 10" x 12' 4" (3.92m x 3.77m)

With front facing window and fitted range of two double wardrobes. Picture rail and coved ceiling. Radiator.

EN-SUITE

12' 9" x 7' 2" (3.91m x 2.20m)

With free-standing bath having claw feet, shower enclosure with plumbed-in mains shower, low level WC and pedestal



Utility



Lounge



Snug



Bedroom 1

wash hand basin. Recessed ceiling spotlights. Heated towel radiator. Radiator.

BEDROOM 2

13' 9" x 11' 9" (4.20m x 3.59m)

With front facing window and built-in range of wardrobes. Coved ceiling.

BEDROOM 3

11' 9" x 10' 9" (3.60m x 3.28m)

With front facing window. Mock fire surround and built-in wardrobes and coved ceiling.

HOUSE BATHROOM

8' 11" x 5' 1" (2.72m x 1.57m)

With feature bathroom having a semi free-standing bath with shower over, low level WC and pedestal wash hand basin. Heated towel rail. Radiator.

BEDROOM 4

10' 5" x 8' 8" (3.18m x 2.66m)

With rear facing window and wood effect flooring. Coved ceiling and airing cupboard.

OUTSIDE

The property stands back from the road behind an extensive predominantly lawed frontage with mature planted beds. There is a separate area to the side of the property which

offers a fruit and vegetable area. To the left hand side of the property is a concrete side drive which leads to a double sized garage which is currently used as a workshop. To the right hand side of the property is a further extensive grass verge which could be utilised for further off-street parking, if required.

Immediately to the rear of the property is a paved patio and this gives way to a further expanse of garden. Immediately accessible from the lounge is a slightly raised secluded deck area. The gardens comprise a predominantly lawned area with side planted borders and the range of outbuildings include:

Outbuilding 1/Garage/Workshop (6.93m x 5.60m)

Outbuilding 2 (2.45m x 2.44m)

Outbuilding 3 (4.39m x 2.80m)

Outbuilding 4 (2.84m x 2.79m)

Outbuilding 5 (4.53m x 3.28m)

CENTRAL HEATING

LPG gas fired central heating to radiators.



En-suite



Bedroom 2



Bedroom 3



Bedroom 4

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

Mains water and electricity. Drainage is via septic tank.

COUNCIL TAX

Band E.

ENERGY PERFORMANCE CERTIFICATE

Rating F.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this

information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS



Bathroom



Rear Elevation



Paved patio



Secluded deck area



Fruit and Vegetable area



Outbuilding 3



Garage/Workshop



Garden

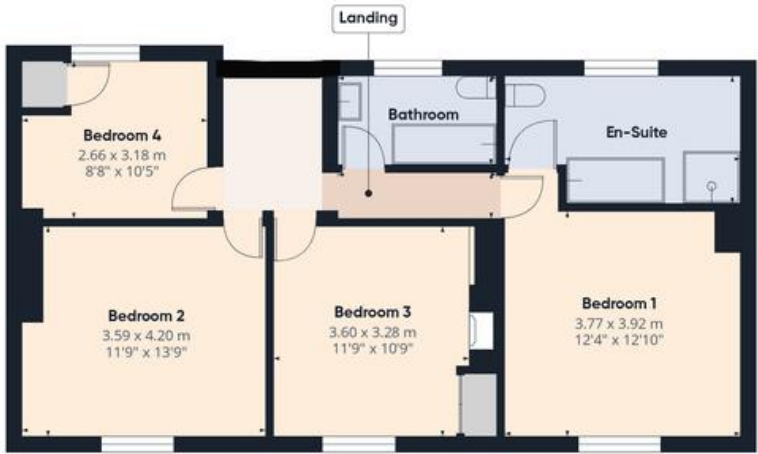


Rear Elevation

The digitally calculated floor area is 157 sq m (1,694 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



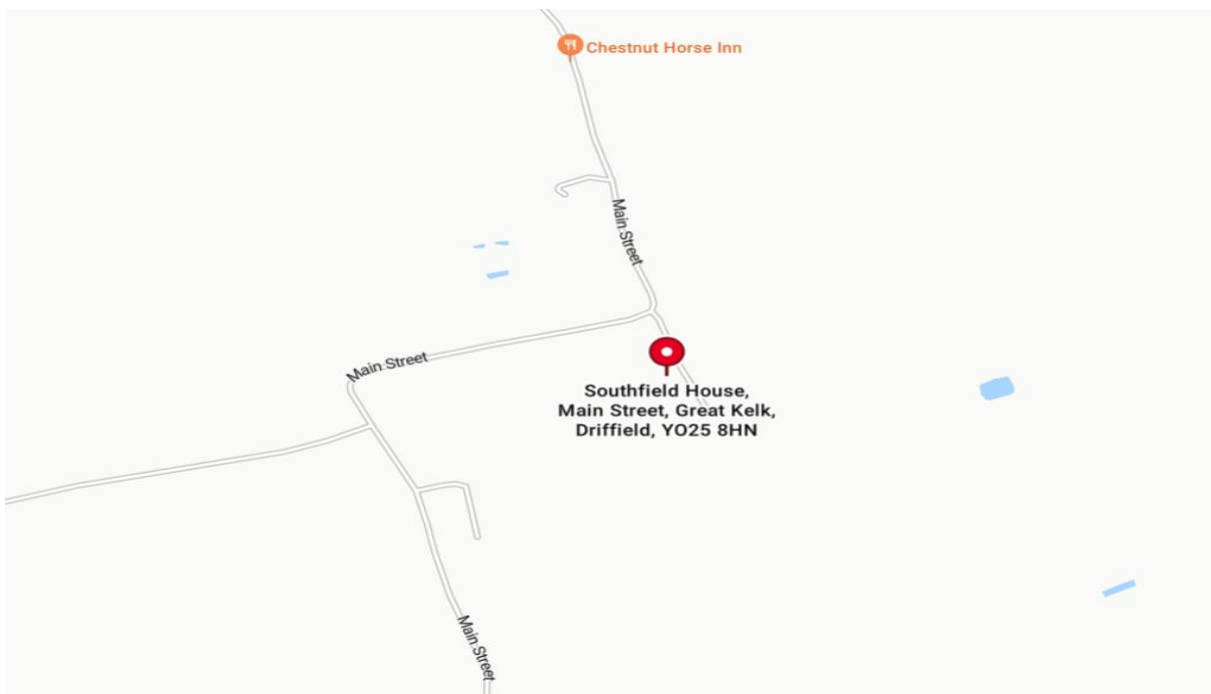
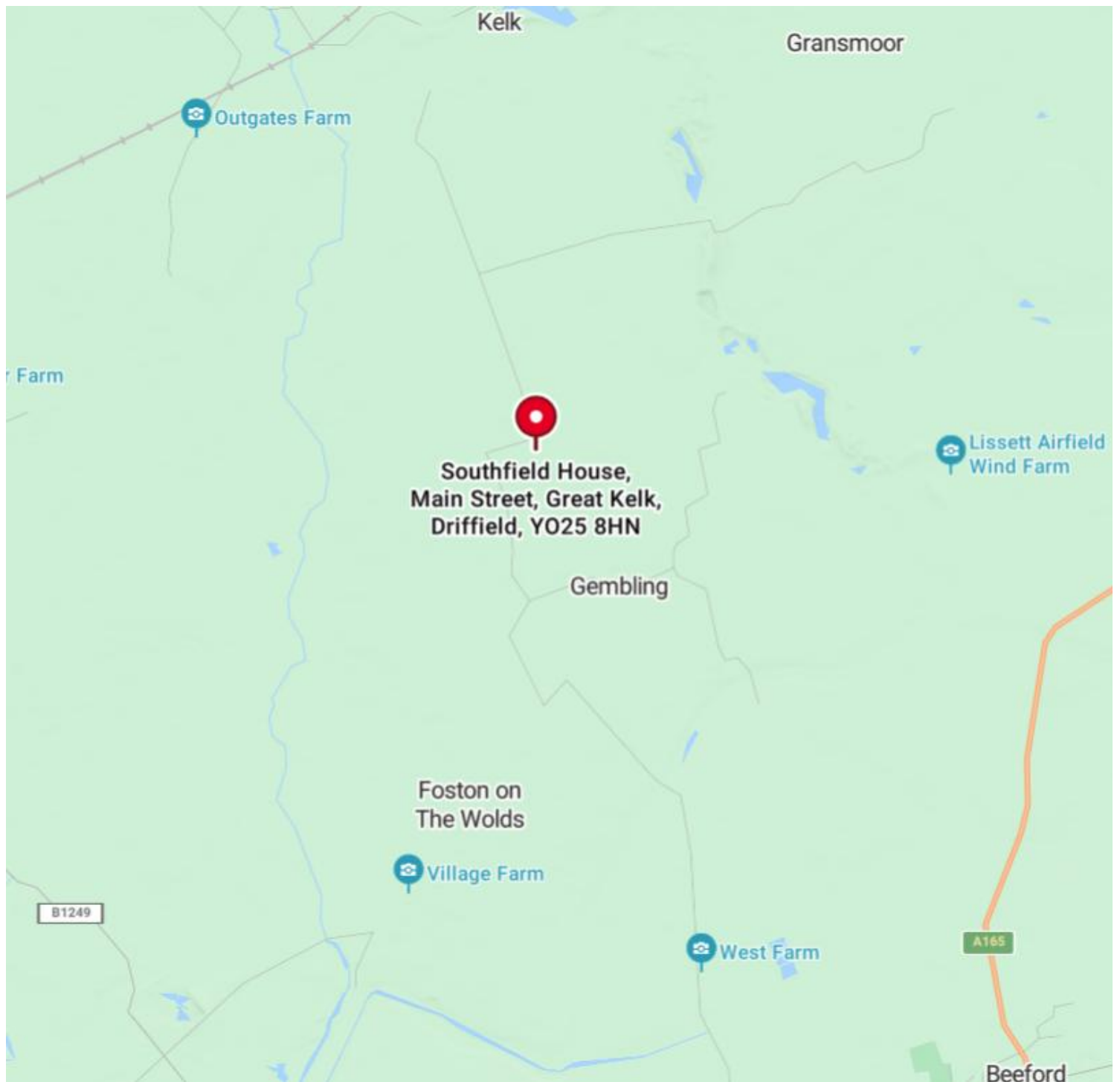
Floor 0 Building 1



Floor 1 Building 1







Testimonials

Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.

Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.

A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.

The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team.

From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.

A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!

▪ Est. 1891 ▪
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