



## Back Street, Wold Newton

YO25 3YJ



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Asking Price £475,000

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# Old Pear Tree Farm, Back Street, Wold Newton

## DESCRIPTION

A beautifully characterful four-bedroom link-detached home situated in the highly desirable village of Wold Newton, this stunning property offers spacious and versatile family accommodation, an abundance of period charm, and a peaceful rural setting with a lovely outlook. It is perfectly suited to family life, combining countryside living with convenient access to nearby towns.

Upon entering the property, you are welcomed into a striking open-plan lounge and dining area filled with warmth and character. This impressive space features exposed beams, stone walls, sash windows, and an attractive brick fireplace with a log burner, creating a welcoming focal point for the home. The staircase rises from this area, adding to the sense of character and flow.

A second reception room provides further flexible living space, suitable for a variety of uses such as a sitting room, playroom, or home office, and also benefits from a feature brick fireplace with log burner. From here, an archway leads into the kitchen/diner, which offers some space for informal dining, while enjoying a pleasant outlook over the rear garden. To the rear of the ground floor is a bright sun room, along with a downstairs WC and a small utility area.

To the first floor, a spacious galleried landing leads to four double bedrooms, all offering generous accommodation for family members or guests. The principal bedroom has a dressing area that creates a private and spacious suite. This room also benefits from an en-suite bathroom fitted with a three-piece suite including a bath with shower over. A modern, fully tiled family bathroom serves the remaining bedrooms.

Externally, the property continues to impress with a detached selection of outbuildings positioned to the rear. These buildings offer excellent potential for future development, subject to the necessary planning consent. The rear garden is generously sized, featuring lawned areas and a large patio, ideal for outdoor entertaining and relaxation.









Ground Floor Building 1

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

2366 ft<sup>2</sup>

220.1 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>

0.8 m<sup>2</sup>



Floor 1 Building 1

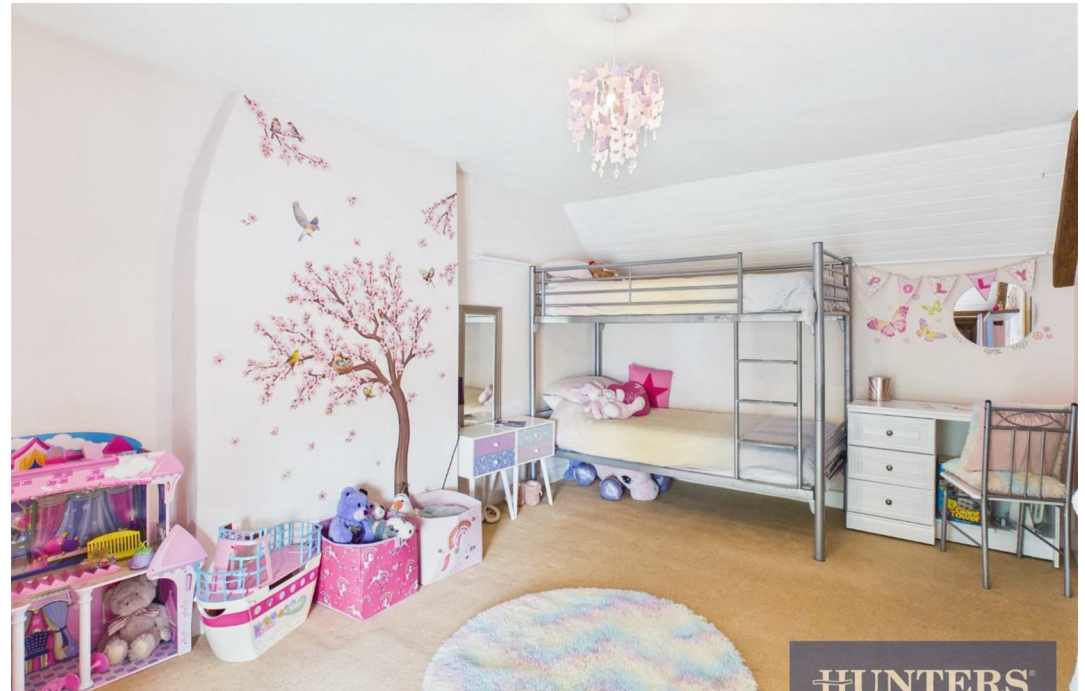


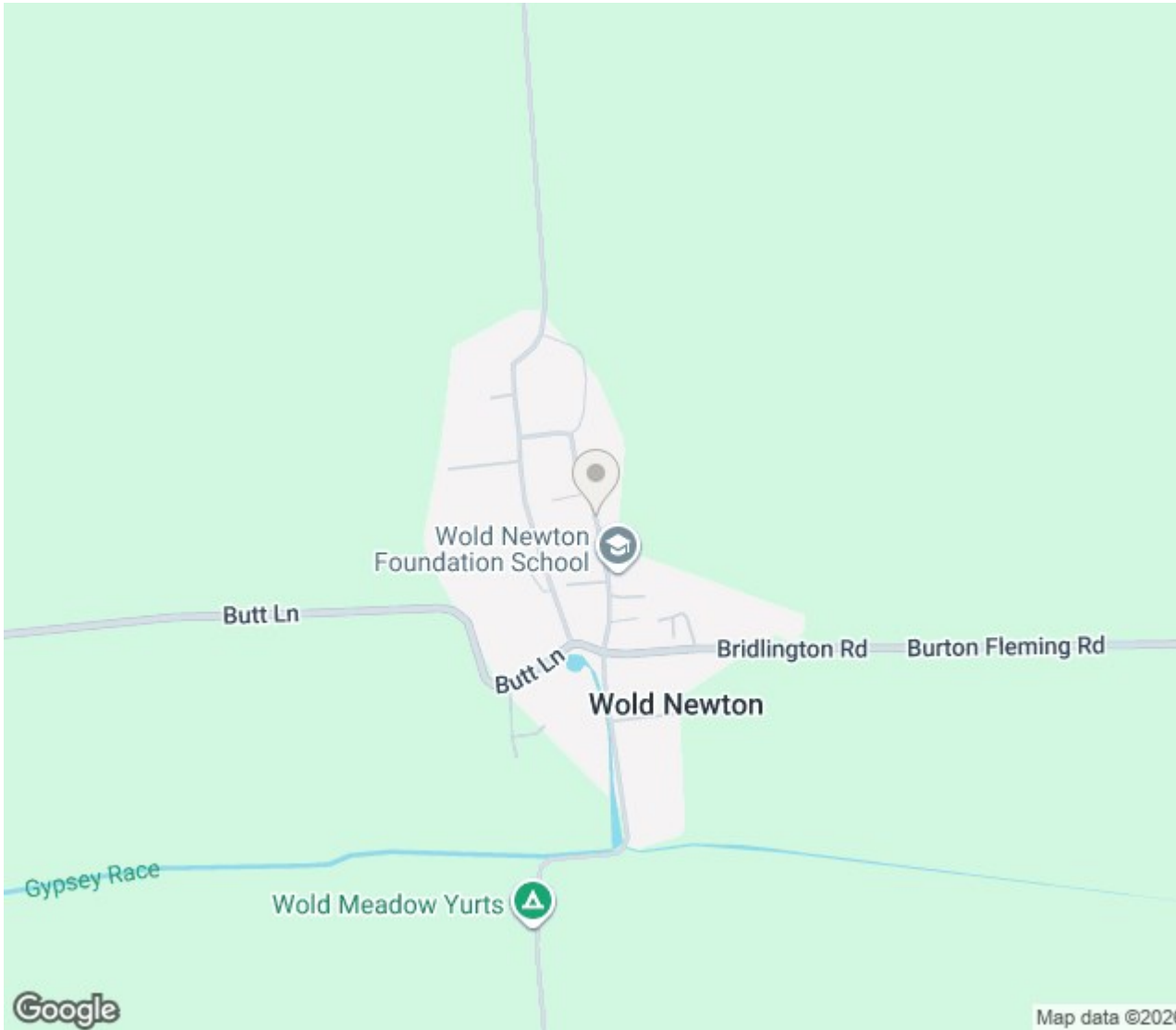
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

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If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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