

HUNTERS®

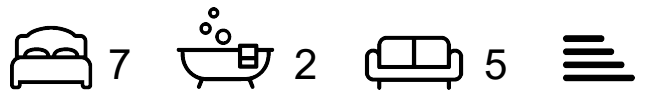
HERE TO GET *you* THERE



Bridlington Road

Wold Newton, Drifffield, YO25 3YL

Asking Price £375,000



A rare opportunity to acquire this Grade II listed Freehold village pub located within the pretty village of Wold Newton due to retirement. Situated opposite the duck pond the property is one not to be missed. The spacious property briefly comprises entrance, commercial kitchen, two bars with lounges, restaurant, pool room and wc's for ladies and gents to the ground floor as well as seven bedrooms with master ensuite, lounge, kitchen diner and bathroom to the first floor. To the outside of the property there is a patio beer garden, ample off road parking, storage/workshop and Smithy dating back 400 years currently used as storage and drinks cellar. This property currently offers meals over a set period during the week, social events and sports tournaments providing a hub within the community however there is ample opportunity to extend the services on offer for longer hours, different meal times and making use of the bedrooms to the first floor for guest accommodation as well as development of The Smithy (subject to the relevant permissions). Viewing is a must to appreciate all this property has to offer new owners looking for a lifestyle change.



Entrance 0'0" x 0'0" (0 x 0)
Door to rear. Tiled floor. Storage cupboard.

Kitchen/ Utility Room 0'0" x 0'0" (0 x 0)
Window to rear aspect. Sink unit. Plumbed for washing machine. Power points. Tiled floor.

Lounge Bar 0'0" x 0'0" (0 x 0)
Two windows to front aspect. Feature fireplace with wood burner. Radiators. Power points.

Commercial Kitchen 15'1" x 15'1" (4.59 x 4.59)
Window to front aspect. Radiator. Range of wall and base units with roll top work surfaces. Sink and drainer unit. Space for fridge freezer. Gas oven with hob. Extractor hood. Power points. Preparation benches.

Entrance Hall 0'0" x 0'0" (0 x 0)
Entrance door with stairs to first floor landing.

Ladies WC 0'0" x 0'0" (0 x 0)
Two opaque windows to rear aspect. Two cubicles with WC. Wash hand basin. Tiled floor. Part tiled walls. Radiator.

Male WC 0'0" x 0'0" (0 x 0)
Opaque window to rear aspect. Cubicle with WC. Wash hand basin. Urinal. Tiled floor. Part tiled walls. Radiator.

Restaurant 20'8" x 15'8" (6.31 x 4.78)
Two windows to front aspect. Feature fireplace with wood burner. Two radiators. Power points.

Bar Area 0'0" x 0'0" (0 x 0)
Glass washer. Various drink pumps. Shelves. Serving hatch. Power points.

Pool Lounge 12'10" x 12'7" (3.9 x 3.83)
Two window to rear aspect. Door to rear.

Pool Room 15'0" x 14'10" (4.58 x 4.51)
Windows to side and front aspect. Feature fireplace with wood burning store. Upstairs cupboard.

Workshop/ Storage 0'0" x 0'0" (0 x 0)
Two windows to rear aspect. Entrance door. Exposed beams.

Smithy 0'0" x 0'0" (0 x 0)
Various windows and wooden open cut doors.

First Floor Landing 0'0" x 0'0" (0 x 0)
Double glazed window to front aspect. Radiators. Power points.

Lounge 12'2" x 15'5" (3.7 x 4.7)
Window to front. Radiator. Feature fireplace with wood burner. Power points and TV point.

Kitchen/ Diner 22'6" x 12'6" (6.85 x 3.81)
Two windows to rear aspect. Exposed beams. Modern kitchen with pale units. Glass splash back. Roll top work surfaces. Power points. Space for fridge freezer. Built in oven and hob.

WC 0'0" x 0'0" (0 x 0)
Opaque window to rear aspect. Low flush WC. Wash hand basin.

Bedroom One 9'9" x 12'8" (2.96 x 3.87)
Window to rear aspect. Radiator. Power points.

Bedroom Two 10'2" x 11'9" (3.1 x 3.59)
Window to front aspect. Radiator. Power points.

Bedroom Three 16'1" x 15'8" (4.9 x 4.78)
Window to front aspect. Radiator. Power points.

En-Suite 6'7" x 10'6" (2.01 x 3.19)
Opaque window to side aspect. Fully tiled shower cubicle with shower. Low flush WC. Pedestal wash hand basin. Part tiled walls. Heated towel radiator. Tile effect flooring. Airing cupboard.

Bedroom Four 11'10" x 11'8" (3.61 x 3.55)
Window to front aspect. Radiator. Power points.

Bedroom Five 8'7" x 11'2" (2.61 x 3.4)
Window to front aspect. Radiator. Power points.

Bedroom Six 10'10" x 11'6" (3.31 x 3.5)
Window to front aspect. Radiator. Power points.

Bedroom Seven 10'11" x 12'5" (3.33 x 3.79)
Window to rear aspect. Radiator. Power points.

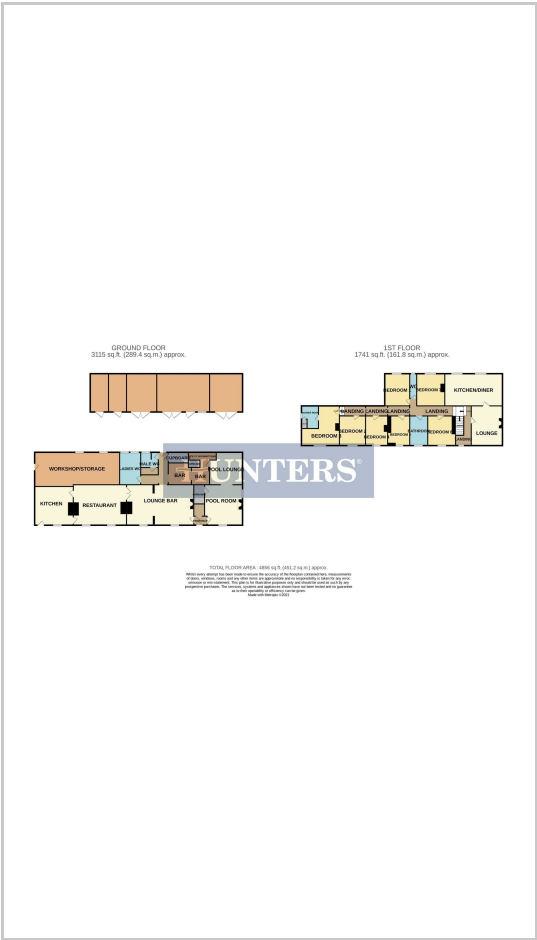
Bathroom 7'0" x 11'3" (2.14 x 3.44)
Window to front aspect. Low flush WC. Pedestal wash hand basin. Part tiled walls. Heated towel radiator. Tile effect floor. Freestanding double ended bath with mixer taps and shower attachment.

Parking 0'0" x 0'0" (0 x 0)
Car park with ample off road parking.

Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** 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.