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White House Farm Front Street

Wold Newton, Drifffield, YO25 3YQ

Offers In Excess Of £580,000



Hunters Exclusive welcomes to the market a simply STUNNING substantial four/five bedroom, three bathroom MODERN BARN CONVERSION including the ability to have an annexe. This fantastic home has been tastefully renovated and maintained throughout whilst retaining many CHARACTERFUL features.

Bay Tree Barn is located within the heart of the pretty and sought after village of Wold Newton. Ideally situated midway between Scarborough and Bridlington with the Yorkshire Wolds providing a picturesque backdrop. The village offers local amenities to include a public house, church and primary school. The nearby village of Hunmanby offers a wide range of shops and amenities and York, Malton, Scarborough and Bridlington are within a commutable distance.

The property overlooks a generous south facing garden and provides an expansive family living space. This tasteful conversion was completed in 2007 utilising high quality materials throughout whilst retaining the character of these nostalgic buildings, the inclusion of under floor heating completes the package offering comfortable living.



Entrance Hall 0'0" x 0'0" (0 x 0)
Double glazed door with floor to ceiling windows overlooking the front garden, solid oak flooring, vaulted beamed ceiling, power points and burglar alarm. Storage cupboard plumbed for washing machine and plumbed for American fridge freezer.
Half flight of stairs leading up to:

Study/Bedroom Five 0'0" x 0'0" (0 x 0)
Double glazed window to the rear aspect with views over the garden, radiator, telephone point, TV point and power points.
From Hall half flight of stairs leading down to:

WC 0'0" x 0'0" (0 x 0)
Tiled floor, under floor heating, low flush WC, wash hand basin with pedestal, part tiled wall, extractor fan.

Kitchen/Diner 0'0" x 0'0" (0 x 0)
Double glazed window to side and rear aspect, glazed door leading to conservatory, door leading to rear garden. Range of wall and base units with granite work surfaces, granite splash back, Karndean flooring, under floor heating, integrated dishwasher, integrated fridge freezer, butler sink with mixer taps, Quooker hot water tap, NEFF double electric oven, NEFF ceramic hob, extractor, under floor heating, TV point, telephone point, power points, two skylights, vaulted beamed ceiling.

Lounge 0'0" x 0'0" (0 x 0)
Double glazed window to rear aspect, glazed door leading to conservatory, two skylights, multi-fuel burning stove feature fireplace, under floor heating, TV point, telephone point, power points and vaulted beamed ceiling.

Conservatory 0'0" x 0'0" (0 x 0)
Double glazed windows to the rear aspect, double doors leading to garden, door leading to patio area, tiled flooring, blinds to ceiling and windows, two electric ceiling fans, power points.

Bedroom One 0'0" x 0'0" (0 x 0)
Double glazed window to side aspect with built in window seat, under floor heating, vaulted beamed ceiling, TV point, telephone point, two double built in wardrobes in dressing area.

En-Suite 0'0" x 0'0" (0 x 0)
Double glazed opaque window to side aspect, electric towel rail, fully tiled shower cubicle with power shower, low flush WC, bath, wash hand basin with vanity unit, part tiled walls, extractor fan.

Bedroom Two 0'0" x 0'0" (0 x 0)
Double glazed window to side aspect with built in window seat, under floor heating, vaulted beamed ceiling, TV point, telephone point, power points.

En-Suite. 0'0" x 0'0" (0 x 0)
Double glazed opaque window to side aspect, P shaped bath with electric shower, low flush WC, wash hand basin with vanity unit, tiled floor, under floor heating, electric towel rail, part tiled walls, extractor fan.

Bedroom Three 0'0" x 0'0" (0 x 0)
Two double glazed windows to side aspect with built in window seats, under floor heating, vaulted beamed ceiling, TV point, telephone point, power points.

Bedroom Four 0'0" x 0'0" (0 x 0)
Double glazed window to side aspect with built in window seat, vaulted ceiling, under floor heating, TV point, telephone point, power points.

Bathroom 0'0" x 0'0" (0 x 0)
Vaulted beamed ceiling, fully tiled shower cubicle with drench head shower, low flush WC, wash hand basin with pedestal, under floor heating, electric towel rail, part tiled walls, extractor fan.

Laundry Room 0'0" x 0'0" (0 x 0)
Double glazed door to side aspect, Velux window, laminate wood effect flooring, electric radiator, vaulted beam ceilings, range of kitchen wall and base units with granite work surface, tiled splashback, electric double cooker with extractor, stainless steel double sink unit, fridge, plumbed for washing machine, TV point, power points.

Front Garden 0'0" x 0'0" (0 x 0)
Driveway leading to private Courtyard garden with plant and shrub borders and a patio area.

Rear Garden 0'0" x 0'0" (0 x 0)
Good sized south facing rear garden, mainly laid to lawn with plant and shrub borders, two raised patio areas, summerhouse, greenhouse, wooden shed, various fruit trees, outside tap, outside lights, part walled garden.

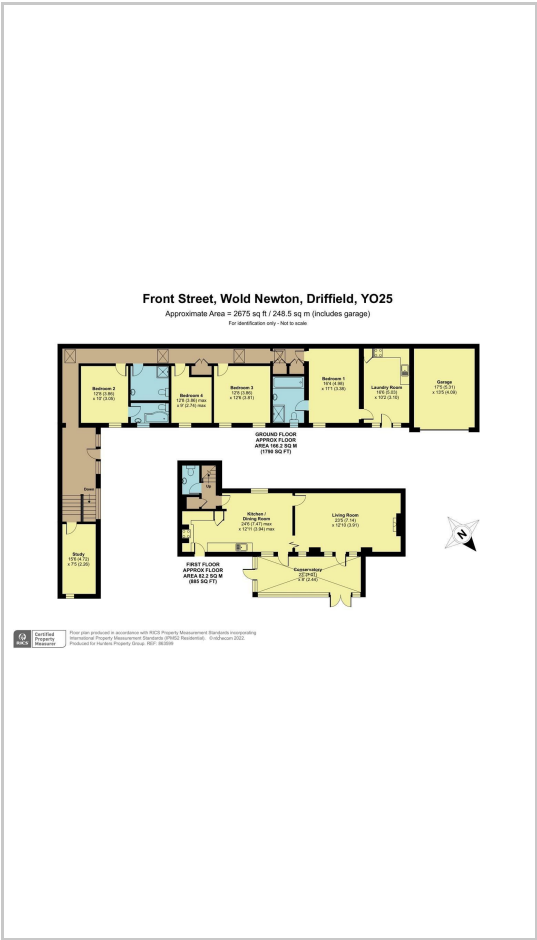
Garage 0'0" x 0'0" (0 x 0)
Good sized garage with vaulted ceiling storage space, lighting at both levels, electric roller shutter door, work bench, Oil boiler.

Parking 0'0" x 0'0" (0 x 0)
Parking space for multiple vehicles on the driveway.

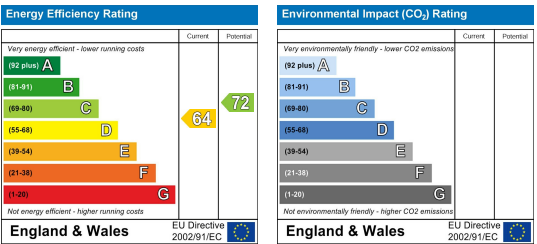
Area Map



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.

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