



Beechwood House, Beechwood Lane, YO25 6NU

BEECHWOOD HOUSE IS ONE OF DRIFFILED'S MOST SIGNIFICANT PROPERTIES



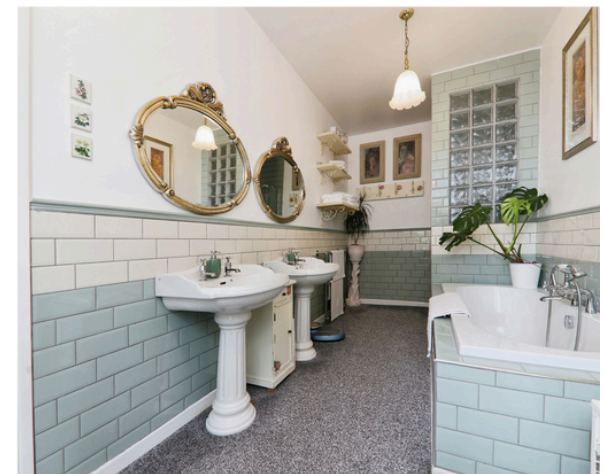
Combining Georgian and Victorian elegance with thoughtful extensions by the architect Temple Moore. This impressive home offers approximately 4,000 sq. ft. of living space, perfect for a large family or those seeking income opportunities.

Set on 1.2 acres in the heart of Driffield, the house is in excellent condition, ready to move in, and features six bedrooms, three bathrooms, a self-contained annex, and a versatile guest suite.

Agent's Perspective

Welcome to Beechwood House, an exceptional property with a rich blend of Georgian and Victorian charm, thoughtfully expanded by Temple Moore.

As you drive down the long private driveway, you're greeted by the grandeur of this home, which stands on over an acre of mature grounds. Despite its central location in Driffield, the house feels wonderfully private, offering a peaceful retreat while still being close to all the town's amenities.





Inside, you'll find spacious rooms with high ceilings that reflect the elegance of its era, yet the home is updated and ready for modern living. The main floor provides a grand entrance hall that leads to multiple reception rooms, each filled with natural light. The kitchen, while traditional in style, is fully equipped and functional, offering plenty of space for family gatherings or more formal dining.

The versatility of Beechwood House is one of its most appealing features. With six bedrooms spread across the upper floors, there's plenty of space for a growing family.

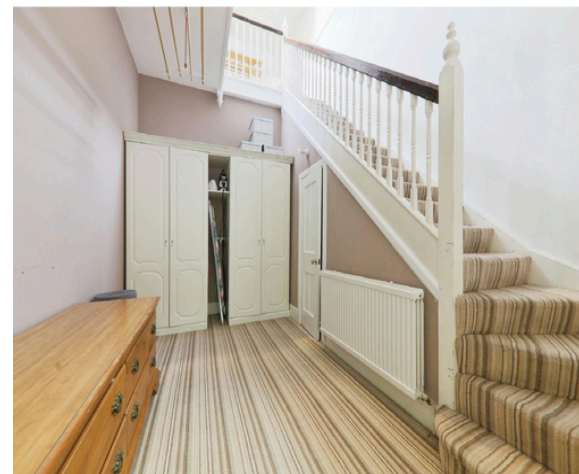


The self-contained annex is a brilliant addition, perfect for accommodating guests, extended family, or even as an Airbnb rental.

The second-floor guest suite adds even more flexibility, potentially serving as a private space for older children or for income generation as a rental or wedding venue.

Driffield itself is a charming market town, rich in history and character. Known as the capital of the Yorkshire Wolds, it offers everything from independent shops to large supermarkets, excellent schools, and a variety of recreational facilities. The location is also ideal for those who love the coast, with the seaside just a short drive away.

Whether you're looking for a spacious family home, a property with income potential, or a house with historical significance, Beechwood House offers it all. It's a unique opportunity to own a piece of Driffield's history while enjoying all the comforts of modern living.





Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.



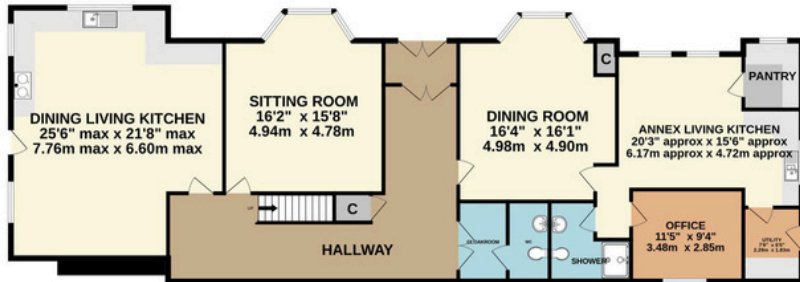
Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

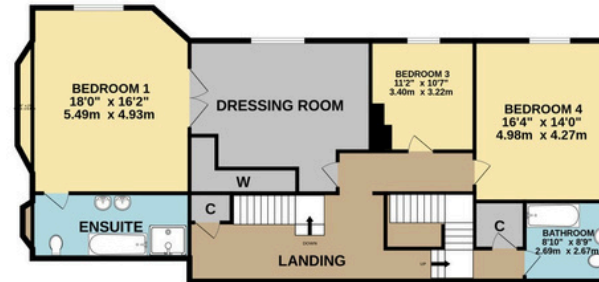
Mortgages We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GROUND FLOOR
2005 sq.ft. (186.3 sq.m.) approx.



1ST FLOOR
1464 sq.ft. (136.0 sq.m.) approx.



2ND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



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TOTAL FLOOR AREA : 3970 sq.ft. (368.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

