



Riverhead Cottage, Beechwood Lane, Driffield, East Yorkshire, YO25 6NU

A HOME OF DISTINCTION BY THE CANAL



Discover RIVERHEAD COTTAGE, a remarkable property situated in an idyllic canal-side setting, bordering open countryside and within easy walking distance of Driffield's town centre amenities. This property offers ample vehicle space, multiple garaging options, and a generous garden plot, perfect for comfortable living.

From the Agent's Perspective

The listing of RIVERHEAD COTTAGE represents a fabulous opportunity to acquire a unique home of tremendous appeal, seamlessly blending charming period character with modern conveniences. The property has undergone significant works to improve the fabric of the building, in addition to extensive cosmetic enhancement to create a comfortable home, beautifully presented and showcasing an impressive specification throughout.

The peaceful nature of its position affords enviable privacy while being just a short distance from various amenities available in Driffield's town centre. A finely balanced arrangement of accommodation provides generous reception rooms, excellent home office space, a stunning DAY KITCHEN with separate UTILITY ROOM, four spacious BEDROOMS, two with EN-SUITE facilities, and a HOUSE BATHROOM.

An attached garage has been converted to create an excellent HOME GYM space, with a still substantial GARAGE/WORKSHOP alongside. The sweeping private driveway provides ample space for multiple vehicles, with a CARPORT with electric point. The main area of the garden stands in front of the house, to the western aspect, and includes a delightful SUMMERHOUSE and PATIO TERRACE. A further secluded courtyard to the southern aspect is the ideal position for the HOT TUB and a magnificent GREENHOUSE. This is a home that can only be fully appreciated upon a thorough inspection, so CALL NOW to arrange your viewing appointment.





From the Owner's Perspective

I am still wowed every time I drive through the gates to Riverhead Cottage - it really is a beautiful looking property and the setting is truly superb! Even though we're just a five-minute stroll from the town centre, we still enjoy a wonderfully private position overlooking the canal and surrounding fields. The house is perfect for entertaining, with SPACIOUS SOCIAL LIVING AREAS and a lovely garden where friends and family can gather. Plus, there's PLENTY OF PARKING for everyone! During our time here, we have made thoughtful improvements that have transformed this house into a warm and inviting home, filled with a great standard of comfort. I truly believe that anyone who steps through the doors will feel just as at home as we do.

Location

Driffield is a traditional established market town which offers an excellent range of shopping facilities. The larger towns and cities are within easy travelling distance either by road, rail or bus. There are excellent sports facilities including rugby, cricket, football, golf, hockey and tennis clubs. The town and villages provide a host of pleasant pubs and eating houses.

Tenure

The tenure of 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 F.*



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

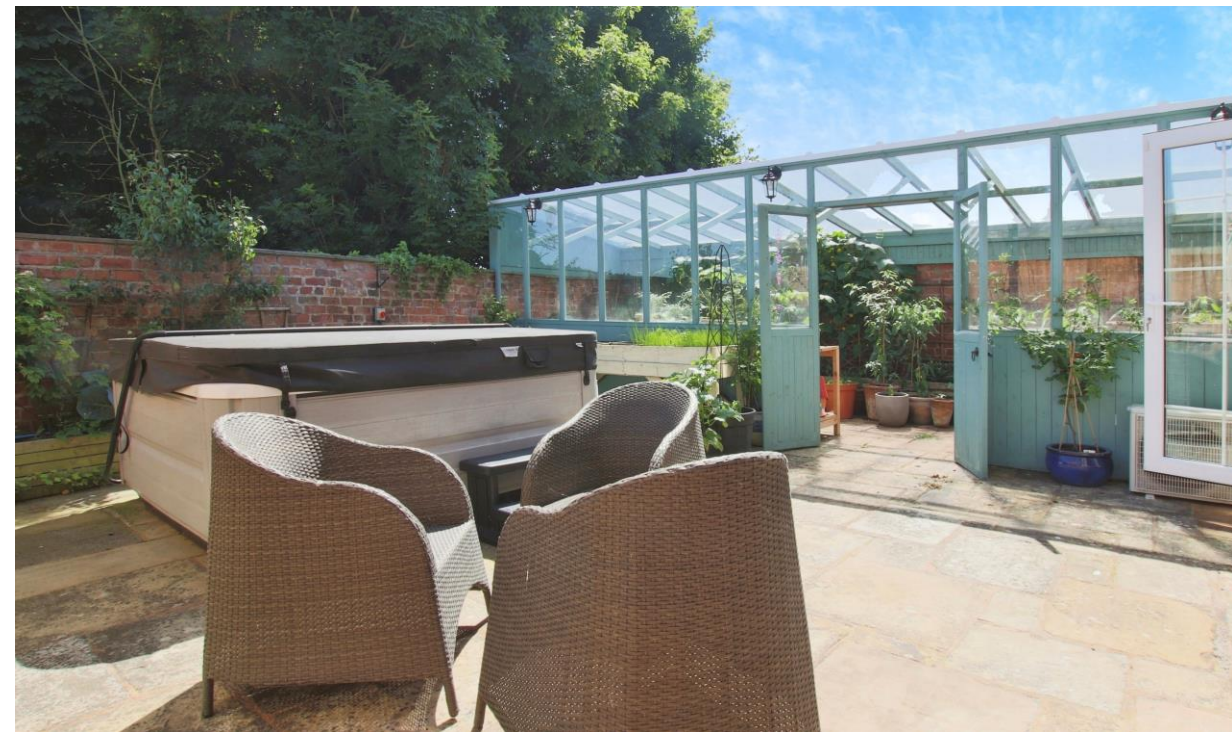
Strictly by appointment with the sole agents.

Mortgages

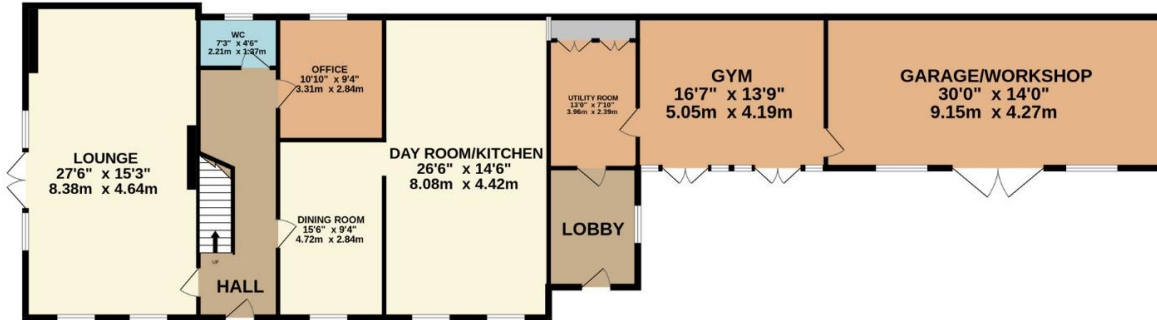
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

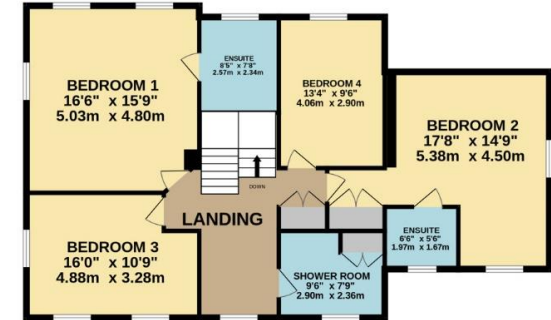




GROUND FLOOR
2034 sq.ft. (188.9 sq.m.) approx.



1ST FLOOR
1094 sq.ft. (101.7 sq.m.) approx.



TOTAL FLOOR AREA : 3128 sq.ft. (290.6 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

