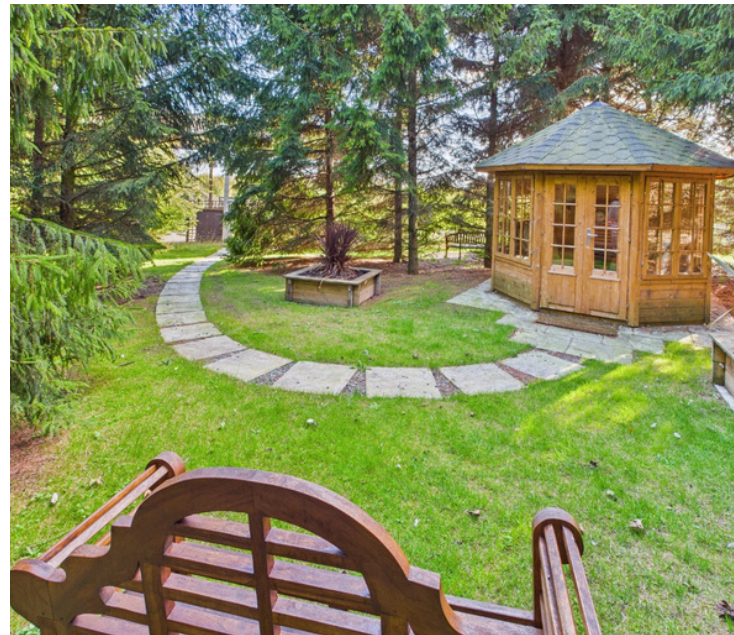




Blakedale Farm, Scarborough Road, Driffield, YO25 5UY

BLAKEDALE FARM

AN EXCEPTIONAL BARN CONVERSION IN GROUNDS OF NEARLY 4 ACRES



Blakedale Farm is a truly special home – a striking country residence that combines the charm of a traditional barn conversion with the comfort and practicality of modern living. Standing in beautifully tended grounds of almost four acres, this property offers a rare opportunity to acquire a home of distinction in the heart of the rolling Yorkshire Wolds, just a mile from the popular market town of Driffield.

From the moment you approach via the sweeping driveway, Blakedale Farm makes a lasting impression. Behind its handsome brick and timber elevations lies a home filled with character – vaulted ceilings with exposed beams and trusses, rustic stone floors, and exquisite brickwork details – all balanced with elegant, contemporary finishes.

The layout is both spacious and versatile, centred around a magnificent reception hall and impressive living spaces. The main sitting room, with its striking fireplace and bi-folding doors to the courtyard, is a true highlight, offering the perfect place to gather with family or entertain guests.

The farmhouse kitchen is equally impressive – a warm and welcoming heart of the home, complete with Aga set within an inglenook, bespoke cabinetry, and a large central island. A useful pantry/utility lies beyond.





Blakedale Farm offers five bedrooms, each beautifully appointed. The principal suite enjoys a luxurious en-suite bathroom, while two further bedrooms also benefit from en-suite facilities. The remaining double bedroom and a versatile home office (or fifth bedroom) are served by a stylish shower room.

Outside, the property continues to delight. Expansive lawns, a productive vegetable and flower garden with greenhouse and sheds, and mature wooded areas with a charming woodland walk create a setting to be enjoyed in every season.

At the end of the walk, a peaceful clearing with summerhouse provides the perfect spot to relax and take in the tranquillity of the countryside.

Practicality is well catered for with both attached and detached garages, a substantial pole barn, and ample parking.



The setting is rural yet convenient, with Drifffield close by for everyday amenities, schools, and transport links.

We feel Blakedale Farm is one of the finest barn conversions currently available in the area. The attention to detail throughout is remarkable, with every element thoughtfully designed to preserve the building's rustic character while ensuring a home that works perfectly for modern life.

The grounds are an absolute joy, offering space, seclusion, and a real sense of being immersed in the countryside, yet with the convenience of a thriving market town just minutes away.

This is a home that will appeal to those seeking quality, character, and space in equal measure – whether as a full-time residence or a country retreat.

We would strongly recommend a personal viewing to appreciate all that this outstanding property has to offer.



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 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.

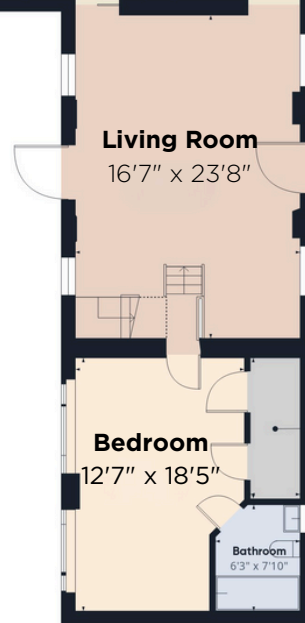
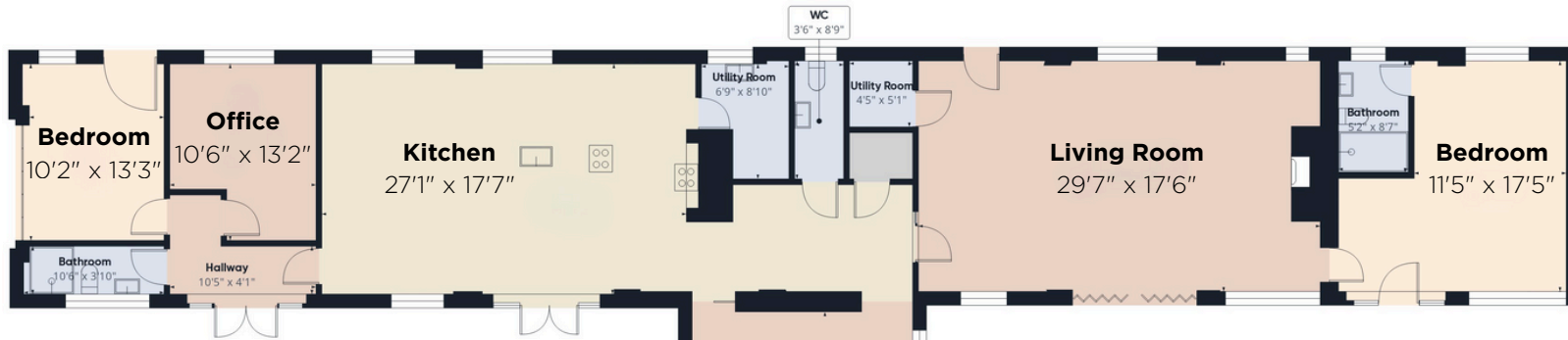
Viewings

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





Ground Floor

Approximate total area⁽¹⁾

2617 ft²

Reduced headroom

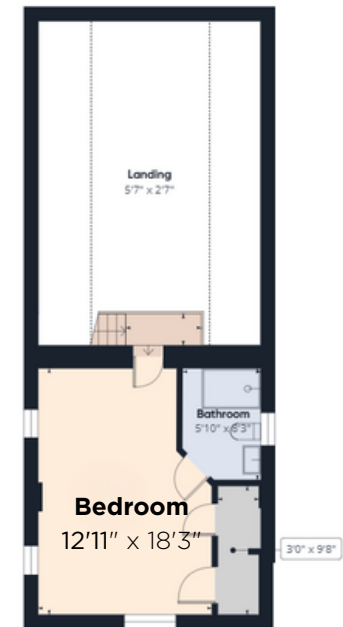
11 ft²

Approximate total area⁽¹⁾

317 ft²

Reduced headroom

2 ft²



First Floor

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

