



27 Station Road, Cranswick, Drifffield, YO25 9QZ

FINE & COUNTRY

## LARGE, SINGLE-STOREY HOME SET IN GENEROUS GROUNDS OF NEARLY THREE QUARTERS OF AN ACRE



Offering bright, open plan living centred around a striking 57-foot dining living kitchen with bi-fold doors leading straight onto the garden. With up to four double bedrooms, a substantial garage, wide driveway and useful outbuildings, it suits anyone needing space indoors and out. The village setting provides convenience, friendly amenities and easy access to countryside walks.

### Agent's Perspective

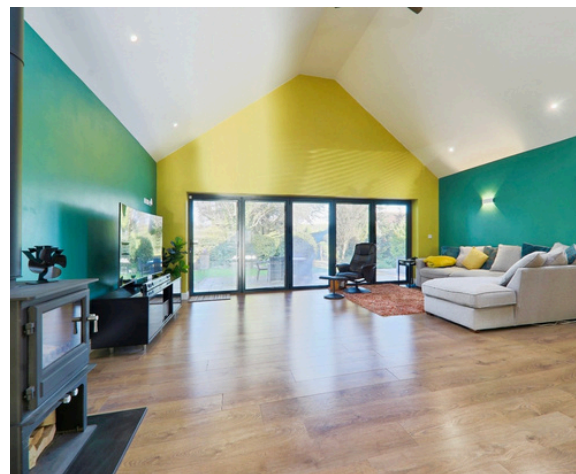
From the moment I arrived at 27 Station Road, it was clear this is a home designed for people who like space, practicality and straightforward modern living.

The plot is wide, with an in-and-out drive that makes coming and going easy, even if you have several cars. There is generous parking to one side, giving you room for a caravan or motorhome without blocking everyday access. The substantial garage, along with the outside w.c. and a former stable, adds further options for storage or hobbies.

Stepping inside, the layout flows naturally, making the property feel both relaxed and impressively open.

The main feature is the 57-foot dining living kitchen. It runs the full length of the house and has full-width bi-fold doors that draw your eye straight out to the garden.

The space works well for everyday life, with a large centre island, integrated appliances and underfloor heating in the living area keeping things comfortable.





It is easy to imagine this room being the heart of the home, whether you enjoy hosting others or simply want a roomy spot to unwind.

The home offers up to four double bedrooms, giving you flexibility if you need an office, guest room or hobby area. The master bedroom includes a walk-in dressing room and a four-piece en-suite, while the main bathroom also has a four-piece layout.

A separate utility room keeps the kitchen clear and gives you a practical space for laundry and storage

What often surprises viewers is the overall scale of the property. At nearly 2,200 square feet, it feels much larger than it first appears from the road. The garden is a highlight too: long, level and ideal for anyone who enjoys time outdoors.



Hutton Cranswick itself is a welcoming village with everything close by – shops, a pub, a school and its own railway station. You're also only a short walk from open countryside, giving you a pleasant mix of convenience and fresh air.

Beverley and Driffield are both easy to reach, making the location well suited to a range of lifestyles.

Overall, this is a home that pairs modern comfort with plenty of room to grow and adapt. It truly needs to be seen in person to appreciate its scale and easy flow.

#### Tenure

The property is freehold.

#### Council Tax

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 D.\*

#### 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

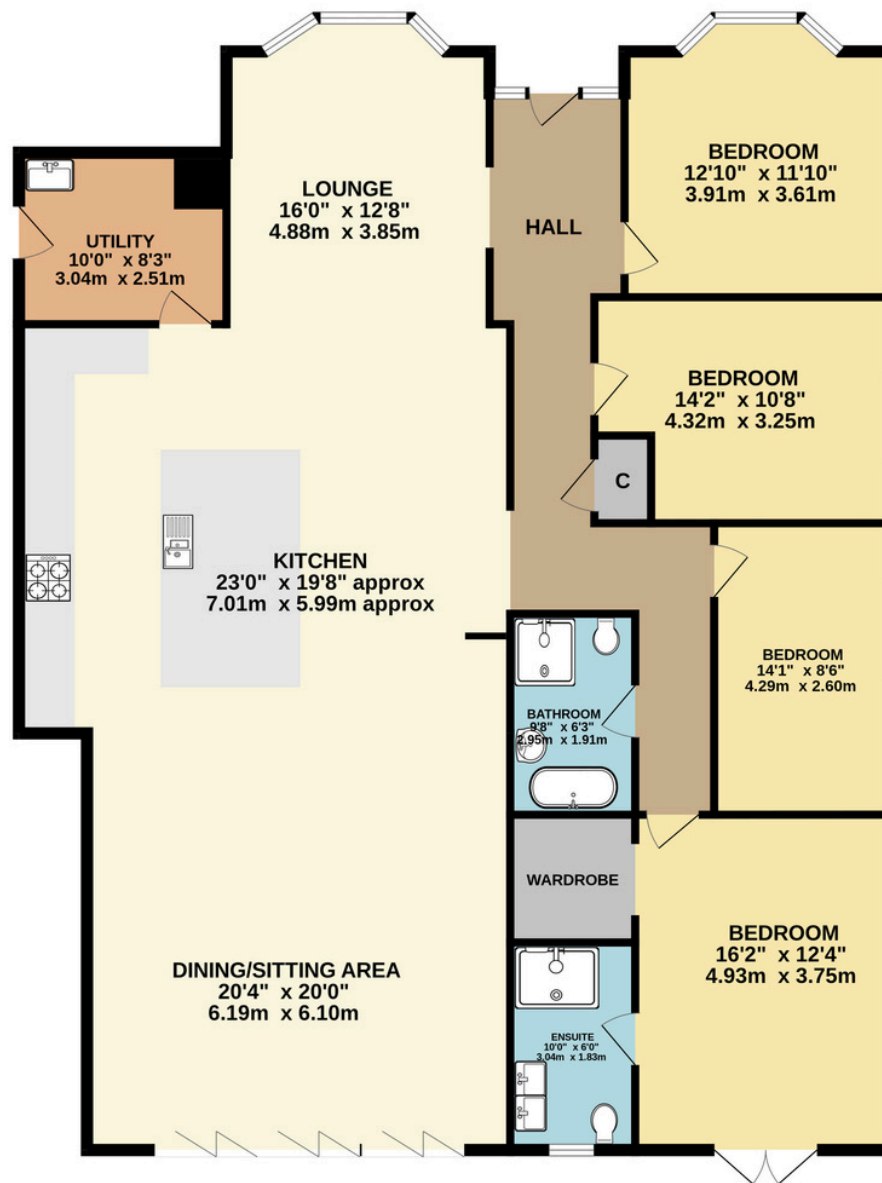
Strictly by appointment with the sole agents.

## Mortgages

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

Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.





STATION ROAD, CRANSWICK, DRIFFIELD, YO25 9QZ

TOTAL FLOOR AREA : 2096 sq.ft. (194.7 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.  
Made with Metropix ©2025

8 Kingston Rd, Willerby, Hull, HU10 6BN

Tel: 01482 420999 E-mail: [eastyorkshire@fineandcountry.com](mailto:eastyorkshire@fineandcountry.com)

1 Saturday Market, Beverley, HU17 0BB

Tel: 01482 887770 E-mail: [eastyorkshire@fineandcountry.com](mailto:eastyorkshire@fineandcountry.com)



Each Fine & Country office is independently owned and operated under license.

Fine & Country Willerby and Beverley trade under Beercocks Limited. Beercock for themselves and for the vendors or lessors of this property whose agent they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Beercocks has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale. LOCATION MAP - (c) OpenStreetMap contributors, CC BY-SA

To find out more or to arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

