



Buckrose Farm, West End, Kilham, Driffield, East Yorkshire, YO25 4RR

SUPERB DETACHED FAMILY HOME WITH VERSATILE LIVING SPACE IN KILHAM



BUCKROSE FARM is a stunning DETACHED FAMILY HOME offering nearly 4,000 SQUARE FEET of living space. This former FARMHOUSE with outbuildings has been thoughtfully converted and updated to combine TRADITIONAL CHARACTER with MODERN COMFORTS. Set on a 0.3-ACRE PLOT, the property features a WALLED GARDEN, GENEROUS PARKING AREA including a DOUBLE GARAGE with Workshop, and SUMMER HOUSE. With SIX BEDROOMS, FOUR BATHROOMS, and a variety of reception spaces, this home is perfect for family living and entertaining.

From the Agent's Perspective

This property is a real gem. From the moment you step through the gated archway into the private courtyard, you can see the care and attention that has gone into making this house a home. The RECEPTION HALLWAY is a real showstopper, with its BRICK INGLENOOK FIREPLACE and beautiful staircase. The MAIN LIVING ROOM is incredibly spacious, while the second reception room offers flexibility as a snug or dining room, complete with a LOG BURNER.

The KITCHEN is a standout feature, with its VAULTED CEILING, EXPOSED BEAMS, and high-quality finish. The AGA, GRANITE WORKTOPS, and WALK-IN PANTRY make it both practical and stylish. The SNOOKER ROOM, accessed via the rear hall, is a fantastic space for entertaining or relaxing, and the separate LAUNDRY ROOM and BOOT ROOM are great for family life.

The PRINCIPAL SUITE is truly impressive, with its VAULTED CEILING, FITTED FURNITURE, and LUXURIOUS ENSUITE. The MEZZANINE DRESSING AREA adds a touch of elegance. The additional bedrooms are all generously sized, and the top floor is ideal for guests or teenagers, offering two bedrooms and a shower room.

Outside, the garden is a lovely space for relaxing or entertaining, with a PATIO TERRACE and a SUMMER HOUSE that could be used as a home office or studio. The DOUBLE GARAGE and WORKSHOP add even more practicality.





From the Client's/Vendor's Perspective

We've loved living at Buckrose Farm. It's been a wonderful family home, offering so much space and flexibility. The kitchen is the heart of the house, and we've spent countless hours there as a family. The PRINCIPAL SUITE has been a real retreat for us, and the MEZZANINE DRESSING AREA is a feature we'll miss.

The garden has been a fantastic space for summer barbecues and family gatherings, and the SUMMER HOUSE has been a great spot for hobbies and quiet time. The village of Kilham is a lovely place to live, with a real sense of community and easy access to Drifffield and Bridlington.

Agent's Note

The property has the benefit of solar panels which are owned by the vendors.

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 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.

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 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.





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

