



**PRIMROSE COTTAGE
LOWTHORPE, NEAR DRIFFIELD**

Cundalls



**PRIMROSE COTTAGE
LOWTHORPE
DRIFFIELD, EAST YORKSHIRE**

Driffield 5 miles, Beverley 19 miles, Pocklington 20 miles, Malton 23 miles, York 33 miles
Distances Approximate

A SUBSTANTIAL GEORGIAN PERIOD HOUSE OFFERING OVER 3,200SQ.FT OF BEAUTIFULLY APPOINTED ACCOMMODATION, WITHIN EXTENSIVE GARDENS & GROUNDS OF MORE THAN 1 ACRE, IN A DELIGHTFUL, EDGE OF VILLAGE SETTING WITH OPEN VIEWS.

ENTRANCE HALL – LIVING ROOM – STUDY – SITTING ROOM – DRAWING ROOM – KITCHEN / DINING ROOM
UTILITY ROOM – GUEST CLOAKROOM – SIDE HALL

FIRST FLOOR LANDING – MASTER BEDROOM – EN-SUITE SHOWER ROOM – THREE FURTHER DOUBLE BEDROOMS – TWO BATHROOMS

OIL FIRED CENTRAL HEATING – DOUBLE-GLAZING

EXTENSIVE GARDENS & GROUNDS – DOUBLE GARAGE – WORKSHOP – AMPLE PARKING
IN ALL APPROXIMATELY 1 ACRE.

GUIDE PRICE £825,000

FREEHOLD

Primrose Cottage is a substantial Georgian period property set within fabulous gardens and grounds of over 1 acre. The house has been greatly improved and has served as a much-loved family home for almost 30 years.

The property enjoys an expansive layout, with more than 3,200sq.ft of tastefully decorated accommodation, arranged over two floors. In brief it comprises entrance hall, living room, study, sitting room, an elegant 35ft drawing room, kitchen/dining room with Aga, utility room, guest cloakroom and side hall. To the first floor is a master bedroom with en-suite shower room, three further double bedrooms and two further bathrooms. Some time ago, a fifth bedroom was amalgamated into another, but could very easily be reinstated if required. The house benefits from sealed unit double glazing and there is oil fired central heating throughout.

One of the property's most outstanding attributes are its gardens and grounds, which have been beautifully landscaped and amount to approximately 1.1 acres in total. The house is screened from the village street by a belt of mature oak trees which stand at the northern edge of its plot. There are extensive lawned gardens to both the front and rear, along with well-stocked shrub borders and a paved terrace, which spans the rear of the house and with its south-facing aspect is a complete sun trap and perfect for outdoor dining. Primrose Cottage is approached via a tree-lined driveway, leading to a generous parking area, a detached double garage, and within the gardens is a recently renovated workshop building and timber potting shed.

Lowthorpe is a small, rural village located south of the A614, approximately 5 miles east of the market town of Driffield. Primrose Cottage enjoys a superb position on the edge of the village adjacent to its 12th Century church and affords considerable privacy and seclusion. Nearby Driffield a comprehensive range of everyday amenities and is sometimes referred to as 'the capital of the Yorkshire Wolds'. The Yorkshire coast is less than twenty minutes away, and other nearby market towns, including Beverley, Pocklington and Malton are within a short drive.

ACCOMMODATION

ENTRANCE HALL

4.4m x 1.8m (14'5" x 5'11")

Staircase to the first floor. Understairs cupboard. Tiled floor. Casement window to the rear. Radiator.



LIVING ROOM

4.4m x 3.7m (14'5" x 12'2")

Casement window to the front and French doors opening onto the rear garden. Tiled floor. Two wall light points. Coving and ceiling rose. Heritage radiator.

STUDY

4.5m x 3.3m (14'9" x 10'10")

Open fire with timber surround and metal insert. Tiled floor. Casement window to the front. Heritage radiator.

SITTING ROOM

4.5m x 4.2m (min) (14'9" x 13'9")

Inglenook fireplace with multi-fuel stove set on a York stone hearth with exposed brickwork and oak beam. Alcove bookcase. Tiled floor. Television point. Casement window to the front. Heritage radiator.

LOBBY

Tiled floor. Casement window to the side. Double doors opening onto the Drawing Room.

DRAWING ROOM

10.7m x 5.5m (35'1" x 18'1")

Feature fireplace with stone surround, brick insert and brick and stone hearth. Currently there is an electric stove, but we understand that there is a flue in situ. Coving and ceiling rose. Five wall light points. Television point. Walk-in cupboard with loft hatch. Three casement windows to either side, two of which are full length, allowing for uninterrupted views onto the garden. Four radiators.

KITCHEN / DINING ROOM

10.9m x 3.1m (max) (35'9" x 10'2")

Range of kitchen cabinets with solid oak work surfaces incorporating a single drainer sink unit and two oven oil-fired AGA. Integrated dishwasher. Island unit with breakfast bar, corian work surface and small fridge. Tiled floor. Casement window to the side and French doors to the side and rear. Heritage style radiator.



UTILITY ROOM

2.7m x 2.4m (max) (8'10" x 7'10")

Automatic washing machine point and space for a tumble dryer. Tiled floor. Casement window to the side. Heritage style radiator.

GUEST CLOAKROOM

2.3m x 1.5m (7'7" x 4'11")

White low flush WC and wash basin. Tiled floor. Casement window to the rear. Heritage style radiator/towel rail.

SIDE HALL

Spiral staircase to the first floor. Tiled floor. Casement window to the rear. Door leading through a side lobby onto the driveway. Heritage style radiator.

FIRST FLOOR

LANDING

Fitted wardrobes/storage cupboards. Loft hatch. Casement windows to either side. Two radiators.

BEDROOM ONE

4.5m x 3.9m (14'9" x 12'10")

Recessed spotlights. Casement windows to the front and rear. Vertical radiator.



EN-SUITE SHOWER ROOM

2.2m x 1.7m (min) (7'3" x 5'7")

White suite comprising shower enclosure, wash basin and low flush WC. Extractor fan. Fully tiled walls and floor. Casement window to the front. Heated towel rail.

BEDROOM TWO

8.0m x 3.3m (max) (26'3" x 10'10")

*Formerly two bedrooms and could revert, if required.

Fitted wardrobe. Loft hatch. Casement windows to the front and side. Two radiators.

BEDROOM THREE

4.5m x 3.3m (max) (14'9" x 10'10")

Period fireplace with painted surround and cast iron insert. Casement window to the front. Radiator.

BEDROOM FOUR

3.7m x 2.8m (min) (12'2" x 9'2")

Casement window to the rear. Radiator.

BATHROOM ONE

4.1m x 3.6m (13'5" x 11'10")

White suite comprising free-standing cast iron slipper bath, wash basin and low flush WC. Cast iron period fireplace. Four wall light points. Tiled floor. Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the side. Heritage radiator.

BATHROOM TWO

2.3m x 1.7m (7'7" x 5'7")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Fully tiled walls and floor. Casement window to the side. Heated towel rail.

OUTSIDE

Primrose Cottage occupies a wonderful plot totalling some 1.1 acres. Its garden and grounds are a complete delight, featuring extensive lawn, paved patio areas, well-stocked shrub borders providing year-round colour and interest, and a number of mature hardwoods and specimen trees. They offer a high degree of privacy and border directly onto open fields. A carriage driveway allows for a plentiful parking and leads to a double garage. The property also benefits from a workshop, potting shed, summer house, coal store and boiler house.

WORKSHOP

8.0m x 4.0m (26'3" x 13'1")

Recently re-roofed. Concrete floor. Electric light and power. Casement windows to the front and rear.

DOUBLE GARAGE

6.1m x 5.5m (20'0" x 18'1")

Twin roller shutter doors to the front. Casement windows to the side and rear. Personnel door to the side. Electric light and power. Concrete floor.

GENERAL INFORMATION

Services: Mains water and electricity. Septic tank drainage. Oil-fired central heating.

Council Tax: Band: G (East Riding of Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO25 4AS.

EPC Rating: Current: D56. Potential: B84.

Viewing: Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Ground Floor
Approximate Floor Area
1,931 sq. ft.
(179.4 sq. m.)



First Floor
Approximate Floor Area
1,272 sq. ft.
(118.1 sq. m.)



