



Dee Atkinson & Harrison

WANSFORD GRANGE, WANSFORD, EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS



'WANSFORD GRANGE' WANSFORD EAST YORKSHIRE YO25 8JN

**Offers in the region of
£1,000,000**

**Bridlington 15 miles | Driffield 4 miles |
Beverley 15 miles | Scarborough 25 miles |
Hull 20 Miles | York 33 miles**

DESCRIPTION

Wansford Grange offers an extremely rare opportunity to anyone looking for a substantial family house together with land and buildings that offer tremendous potential for conversion and are suitable for a variety of business uses (subject to planning consent). Having previously been the home of a local haulage business, the buildings and yard are naturally suited to this use however the range of traditional buildings and land also offer the opportunity for tourism use by conversion to holiday cottages and pod accommodation or touring caravan pitches on the land. The property will also appeal to anyone with equestrian interests and/ or hobby farmers.

The existing house offers over 4,000 sq ft of oil centrally heated and double-glazed accommodation (including the garage and stores) and although some areas would benefit from some cosmetic updating, it provides an excellent opportunity for buyers to put their own stamp on it. The property is also available with no upward chain.

LOCATION

Located between the villages of Wansford and North Frodingham, approximately 4 miles south-east of Driffield. Wansford is a particularly desirable East Yorkshire village within easy reach of Beverley, Hull, and Driffield itself. Driffield, Beverley and Bridlington offer excellent shopping facilities including national stores such as W H Smiths, Boots, Tesco's, Morrisons, Aldi, Lidl and Iceland Foods, to name but a few.

Sport and entertainment are well catered for, with well supported clubs offering excellent facilities for rugby cricket, football, golf, hockey and tennis.



ACCOMMODATION

ENTRANCE PORCH

With coving to the ceiling, cloak hooks, radiator and door to:-

ENTRANCE HALL

With galleried staircase leading to the first floor, coving to the ceiling, smoke alarm, understairs cupboard, and radiator.

CLOAKROOM

With white two piece suite including low flush WC and pedestal wash hand basin. Extractor fan, half-tiled walls, coving to the ceiling, and a radiator.

SITTING ROOM

With a log burner set in an ornate surround, granite insert and hearth, bow window to the side and front, TV aerial point, four wall lights, and moulded cornices to the ceiling.

LIVING ROOM

With a large log burner set in a rustic brick fireplace, French windows leading to the conservatory, TV aerial point dado rail and open archway to:

DINING AREA

With two illuminated display niches, moulded coving to the ceiling, dado rail, radiator and moulded cornices.

CONSERVATORY

With ceramic tiled floor. and two French doors leading to the walled garden.

KITCHEN/BREAKFAST ROOM

This superb kitchen features a quality range of base and wall units with polished granite work surfaces and incorporating a Belfast sink with mixer tap, integrated dishwasher, combination microwave and oven, and a four ring hob. Island unit with butchers block, basket drawers and additional cupboard space. Space for standing an American-style fridge freezer. Two oven electric Aga, ceramic tiled floor, Recessed ceiling lights. Telephone point, coving to the ceiling and radiator.

GYM

With French doors leading to the rear courtyard, coving to the ceiling and radiator.

REAR HALL

With door to the rear courtyard, coving to the ceiling, thermostat for the central heating and door to the garage.

UTILITY ROOM

With coving to the ceiling, a range of fitted wall units twin ceramic sink, plumbing for an automatic washing machine, space for a tumble dryer. Radiator and space for an electric

cooker or fridge freezer..

LOBBY

With Loft hatch and opening into a large walk-in store room. A second cupboard houses the oil fired central heating boiler.

CLOAKROOM

Low flush WC and wash hand basin and fully tiled walls.

OFFICE/STUDY

With telephone point, fitted L-shaped desk, coving to the ceiling and a radiator.

FIRST FLOOR

GALLERIED LANDING

With ceiling rose, coving to the ceiling, airing cupboard housing the hot water tank, two single radiators.

MASTER BEDROOM

A dual aspect room with coving to the ceiling, telephone point,

TV aerial point and radiator. An opening leads to:

EN-SUITE WETROOM

This fully tiled room has been refitted in recent years and includes a large wetroom style shower, low-level WC and twin vanity wash hand basins, extractor fan, heated towel rail and inset ceiling spotlights.

BEDROOM TWO

Fitted with a range of wardrobes, coving to the ceiling, and radiator.

BEDROOM THREE

Fitted with a range of wardrobes, matching knee hole dressing table, wash hand basin, coving to the ceiling, two wall light points, and radiator.

BEDROOM FOUR

Fitted with a range of wardrobes, matching knee hole dressing table, coving to the ceiling, two wall light points, and radiator.



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SNOOKER ROOM/BEDROOM FIVE

With two radiators, dado rail, coving to the ceiling, telephone point and three wall light points.

FAMILY BATHROOM

Matching white suite comprising:- Jacuzzi bath, low flush WC, shower cubicle, bidet and twin wash hand basins in a vanity unit. Full tiled walls, electric shaver point, extractor fan, and ceiling spotlights.

OUTSIDE

OUTBUILDINGS

The property has the benefit of two accesses. The principal drive serves the house, the integral double garage, front paddock, and also gives access to the stables. The second drive gives direct access to the outbuildings, workshops, garaging, stables and paddocks. There is ample parking on the drive and large gardens to the front and side of the house, including a very private walled garden (currently overgrown).

The buildings are a mixture of traditional brick and tile single and two-storey buildings and several modern farm buildings as detailed below but including a modern 5 bay workshop, a two-storey brick barn with potential for conversion (subject to planning) and an extensive range of stabling and garaging.

DOUBLE GARAGE

With electric remote operated sectional up and over door, personnel door to the side, electric power and light connected. Coat hooks. Opening into a small workshop with fuse box and electric meters. A door off the workshop opens into a large storeroom.

8,500 SQ FT MODERN FIVE BAY WORKSHOP

29.00m (95'2") x 29.00m (95'2") (max) With three three-phase electricity supply, concrete floor and large double sliding doors. In one corner of this building is a brick and tile building (34'3" x 17'3") that has previously been a Bullpen but offers great potential for conversion into a Garden room due to its proximity to the walled garden. A large shipping container (40' x 8') that is fitted out with shelving and has lighting connected is also located within the building and is included in the sale.

One side of the workshop stands adjacent to and is enclosed by a range of two-storey traditional buildings that offer great scope for conversion into holiday accommodation or offices.

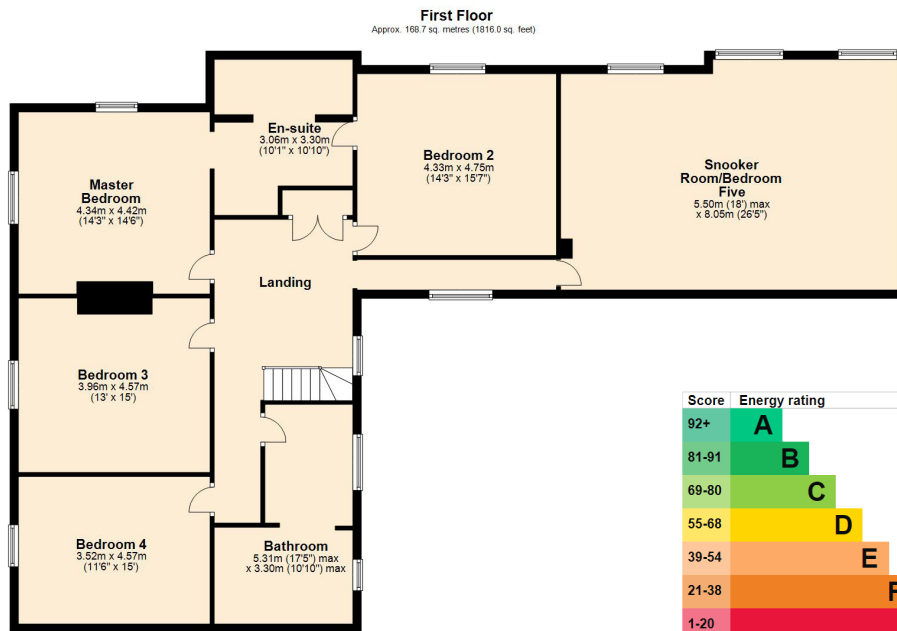
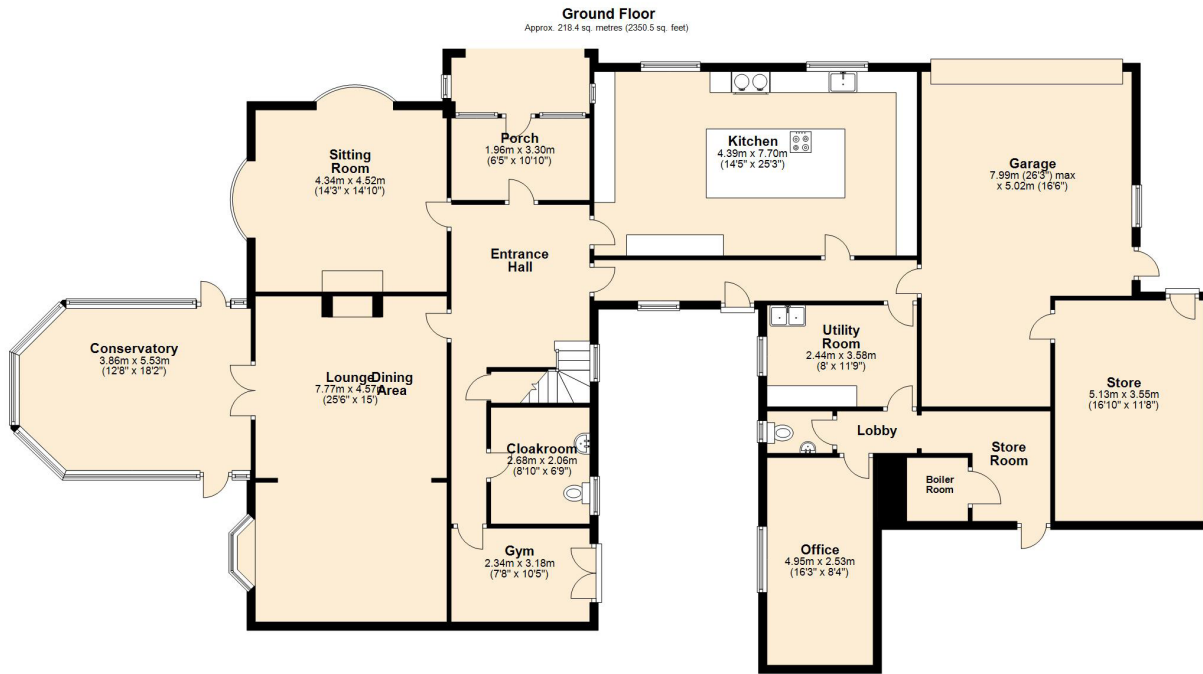
They currently comprise:

Ground floor

Office entrance 14' x 17'7" with staircase to the first-floor

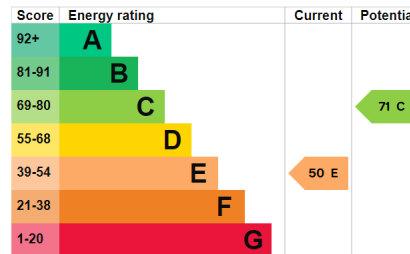
Former cow shed 24'10" x 17'6"





Total area: approx. 387.1 sq. metres (4166.6 sq. feet)

Floorplan of existing building.
Plan produced using Planipol.



Barn 63' x 17'8"

First Floor

Office Reception 17'8" x 14'1"

WC

Offices 24'10" x 17'9"

BLOCK OF FOUR GARAGES & TWO STABLES

A brick and tile building 40' x 17'9" each garage with up and over door. Two stables are also contained within this building.

L-SHAPED RANGE OF STABLES

Providing eight individual loose boxes.

MODERN FARM BUILDINGS

In addition to the large workshop building, the property benefits from the following workshop buildings, all of which have 3 phase electricity connected.

WORKSHOP/STORE 1

34'9" x 58'3" With roller shutter door, water connection and separately metered 3 phase electricity.

WORKSHOP/STORE 2

59' x 33'3" with roller shutter door, water supply and 3-phase electricity connected.

WORKSHOP 3

Main workshop 39'9 x 23' with double sliding access doors, inspection pit, and a 3-phase compressor. Two side wings offer additional workshop and storage space. To the rear of this building is a toilet facility.

FORMER GRAIN STORE

Approx. 33'3" x 58'

LAND

The property occupies a site of 16.4 acres in total including approximately 7.6 acres of grassland and 6.35 acres of perimeter woodland.

SERVICES

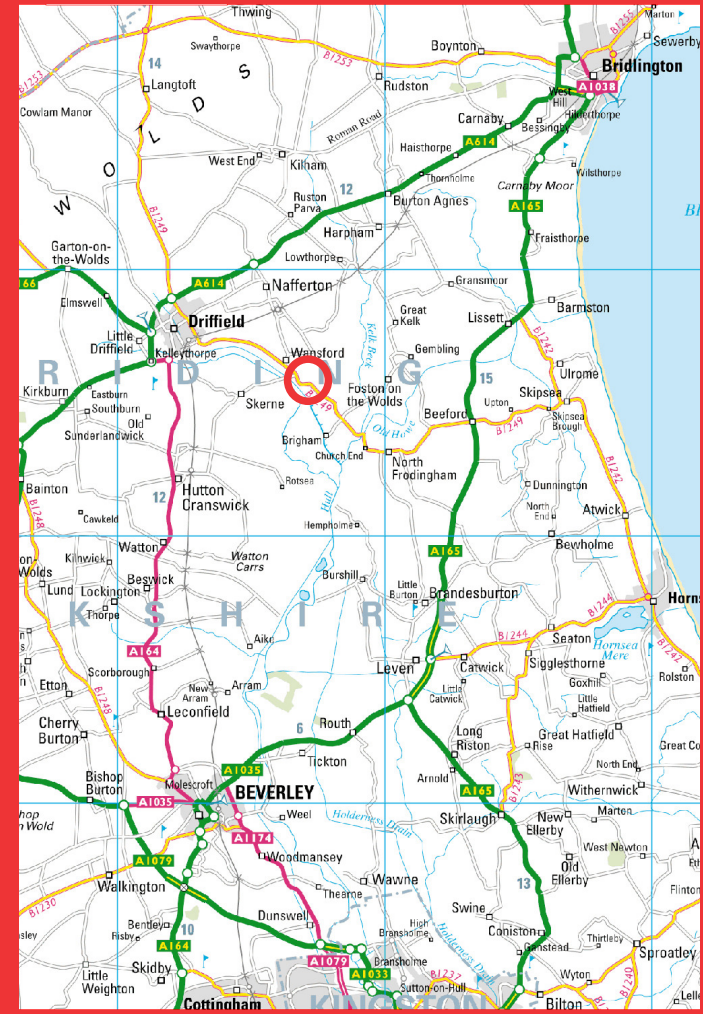
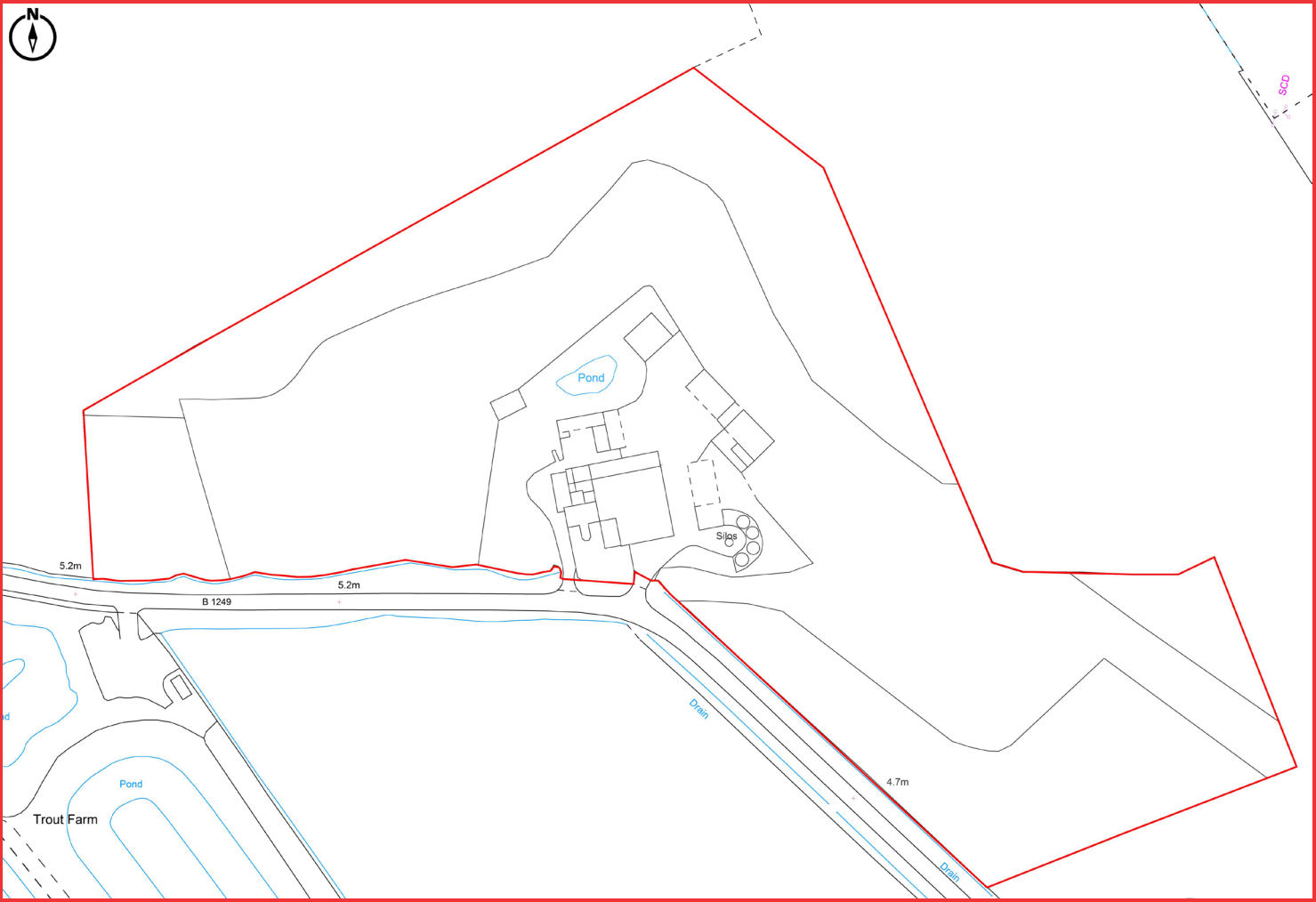
Mains water and electricity. Septic tank drainage. 3-phase electricity to the 5-bay workshop. Oil-fired central heating.

COUNCIL TAX

Band: F (East Riding of Yorkshire Council).

TENURE

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





56 MARKET PLACE, DRIFFIELD | TEL: 01377 241919 | www.dee-atkinson-harrison.co.uk