



'Blacksmiths Cottage'
2 Main Street
North Frodingham, YO25 8JX

ASKING PRICE OF

£475,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden Room



4



4



3



Double
Garage



Gas Central Heating

Blacksmiths Cottage, 2 Main Street, North Frodingham, YO25 8JX

A QUITE STUNNING executive style home located on the fringe of the village and enjoying a very attractive plot, extensive parking and open views. The property was individually constructed and designed and has been enhanced further in recent years by the current occupant. The accommodation on offer includes reception rooms plus open plan living room and kitchen with the garden room, with its vaulted ceiling and extensive glass work, perhaps being the pinnacle feature of a range of high points.

The first floor accommodation includes four bedrooms, two having their own en-suites plus house bathroom.

The high specification interior includes modern features more associated with brand new homes including a zoned controlled fully underfloor central heating system.

Those focussed on an outside space will be impressed by the extensive gardens on offer, these extending to all sides and

notably being flanked by open countryside. There is also extensive off-street parking together with double garage.

In summary, this is a hugely impressive home with many enviable characteristics and which is very unlikely to disappoint once viewed!

NORTH FRODINGHAM

The B1249 passes through the village with its main street lined with houses, cottages and public house. The village cross is located at the junction of the road to Brandesburton and outside the attractive village school is the war memorial. Just outside North Frodingham is the Church of St Elgin which, though restored in the 19th Century, has its original Norman font.



Lounge



Study



Cloakroom/WC



Kitchen into Garden Room

Accommodation

ENTRANCE PORTICO

An oak framed portico with brick dwarf wall under a pitched roof frames the solid wood entrance door. This gives access to the main house.

ENTRANCE HALL

A very inviting and spacious 'L' shaped entrance hall with luxury oak flooring complimented by multiple oak finished internal doors with chrome hardware.

Staircase leading off to the first floor featuring an attractive balustrade with chrome spindles and complimentary handrail. Obscured glass block features leading into the kitchen area.

Door access leading into:

LOUNGE

18' 5" x 13' 5" (5.62m x 4.09m)

A beautifully appointed room with front facing window and French doors leading through to the rear garden room. Feature recessed fireplace with tiled back and hearth housing a cast iron multi-fuel stove. Recessed lighting.

GARDEN ROOM

21' 7" x 12' 10" (6.60m x 3.92m)

A stunning feature room flooded with natural light and having multiple areas of glazing, including double French doors flanked with glazing either side onto the garden.

Feature vaulted ceiling and drop lighting. Luxury oak flooring and attractive views across the garden.

STUDY

10' 0" x 8' 10" (3.06m x 2.71m)

With front facing window and fitted laminate flooring.

CLOAKROOM/WC

With side window and being fitted with a modern suite including low level WC and wash hand basin up on a vanity style plinth. Ceramic tiled floor.

OPEN PLAN LIVING ROOM/KITCHEN DINER

20' 3" x 18' 2" (6.19m [max] x 5.55 [max] m)

Extensively fitted with a very contemporary range of kitchen units featuring sleek handle less finished doors in white including base and drawer units. Complimentary worktops and appliances include electric hob with extractor hood over plus



Open plan living room kitchen



Open plan living room kitchen



Utility Room



Landing

double electric oven, dishwasher and inset one and a half bowl sink. Inset ceiling lighting plus additional drop lighting, ceramic tiled floor extending into a living room/dining room.

UTILITY ROOM

19' 2" x 7' 4" (5.86m x 2.26m)

An exceptionally spacious room with plenty of worktop space, built-in full height cupboards, wall cupboards and base level cupboards with worktops over. Inset one and a half bowl sink plus space and plumbing for automatic washing machine. Door to the exterior.

FIRST FLOOR

LANDING

With large built-in cupboard. Feature lighting and laminate flooring.

BEDROOM 1

15' 1" x 12' 6" (4.61m x 3.82m)

With side facing window and inset ceiling lighting.

DRESSING ROOM/EN-SUITE

17' 6" x 9' 10" (5.35m x 3.00m)

Divided into two distinctive areas, the first featuring a range of

wardrobes and dressing area, the second area being an en-suite with suite comprising walk-in shower, low level WC and vanity wash hand basin. Chrome heated towel radiator and inset ceiling lighting.

BEDROOM 2

12' 7" x 9' 1" (3.86m x 2.79m)

With built-in wardrobe, recessed ceiling lighting and front facing window.

EN-SUITE

With walk-in shower, bracket wash hand basin and low level WC. Chrome heated towel radiator.

BEDROOM 3

13' 7" x 8' 10" (4.16m x 2.70m)

Rear facing window and fitted laminate flooring.

BEDROOM 4

11' 9" x 11' 0" (3.59m x 3.36m)

With front facing window and fitted laminate flooring.

BATHROOM

A luxury suite with freestanding bath having chrome claw feet, low level WC and vanity-style wash hand basin. Separate walk-in shower. Tiled floor and half-tiled to the walls. Chrome heated towel radiator.



Bedroom



Dressing Room



En-suite



Bedroom

Built-in storage cupboard and inset ceiling lighting.

OUTSIDE

The property stands back from the road behind a good-sized expanse of front forecourt which provides off-street parking for multiple vehicles behind a walled front boundary. There is a detached garage providing secure lock-up stowage.

There are extensive gardens to three sides of this property, all of which are landscaped beautifully. The main garden itself is predominantly lawned whilst also having various mature planted borders featuring shrubs and trees. There is a useful wendy house and also water feature. To the left hand side of the property is a gravelled garden featuring a range of pots and fenced side boundary. This area also has the potential to create additional parking to the side for the purpose of caravan/motorhome etc. There is a double exterior power point.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 207 square metres.

CENTRAL HEATING

The property benefits from gas fired underfloor central heating. The boiler also provides domestic hot water.

DOUBLE GLAZING The property benefits from sealed unit double glazing throughout.

TENURE We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES All mains services are available at the property.

COUNCIL TAX Band E.

ENERGY PERFORMANCE CERTIFICATE Rating C.

NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. House and Garage Alarm System. Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts. Regulated by RICS



En-suite



Bedroom



Bedroom



Bathroom



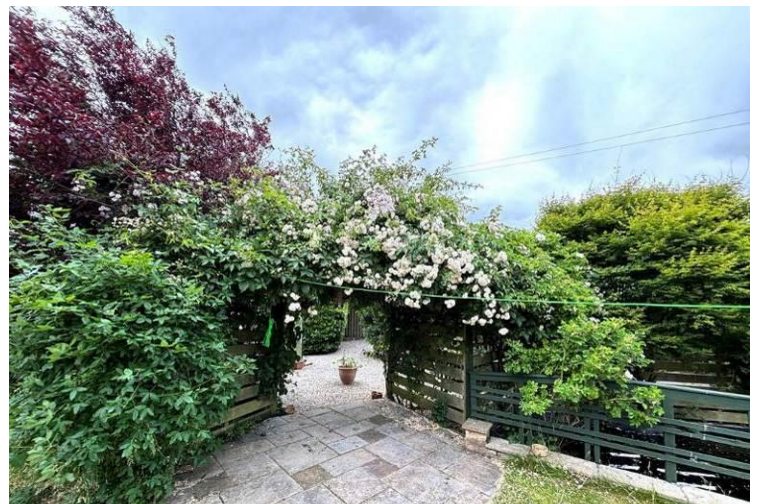
Garden



Side Elevation



Seating Area



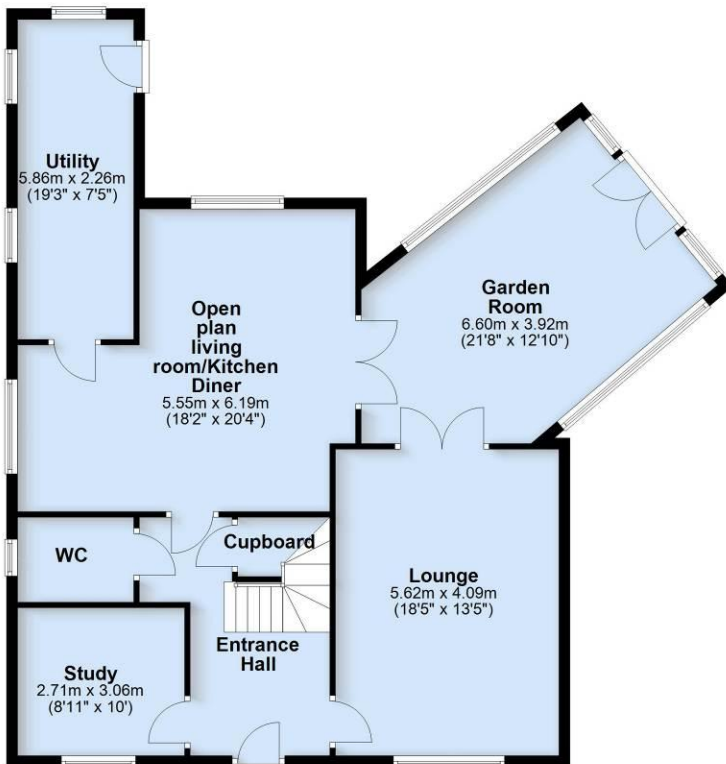
Garden



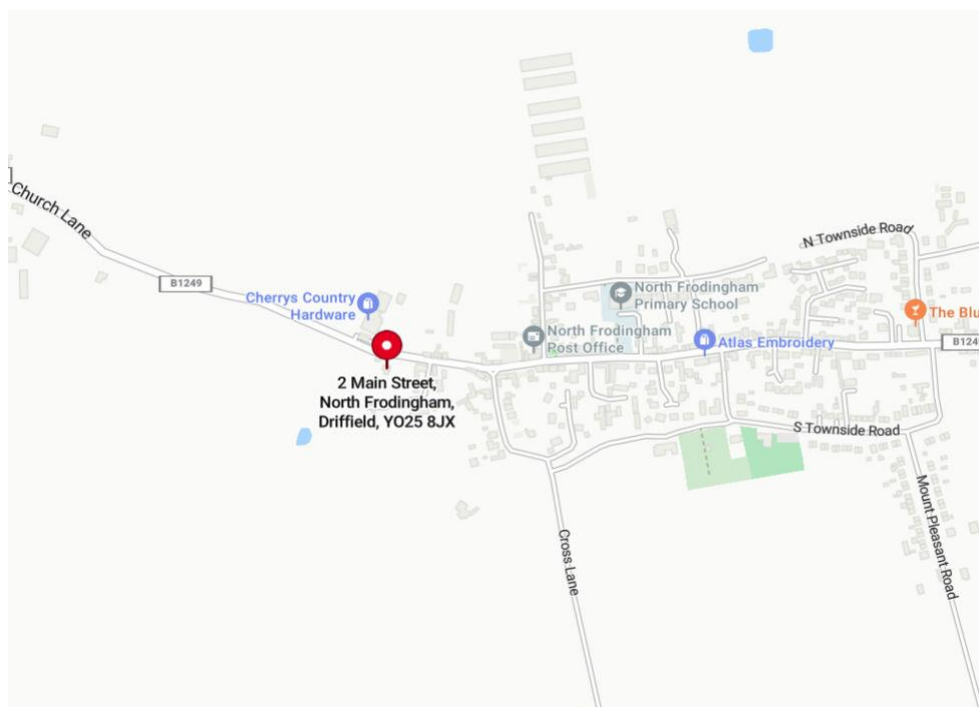
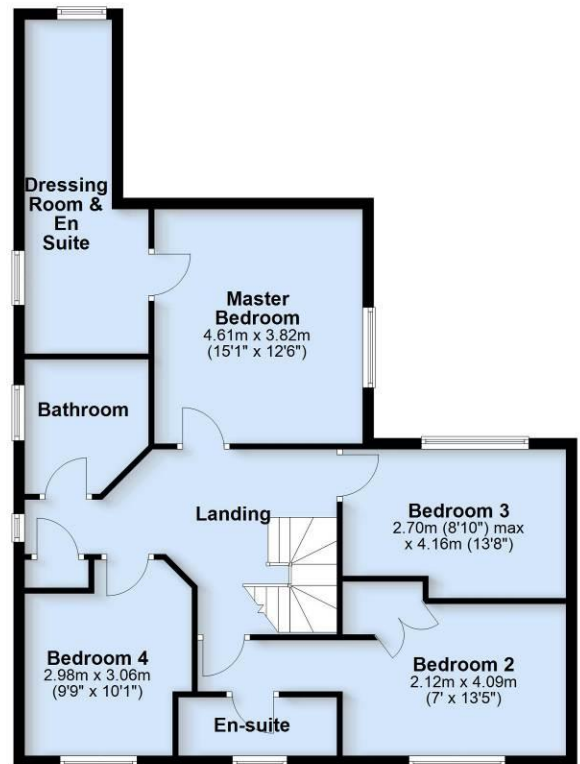
Garden

The stated EPC floor area, (which may exclude conservatories),
is approximately 207 sq m

Ground Floor



First Floor





Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

Testimonials

Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.

Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.

A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.

The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team.

From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.

A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!

■ Ulllyotts ■

EST 1891



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