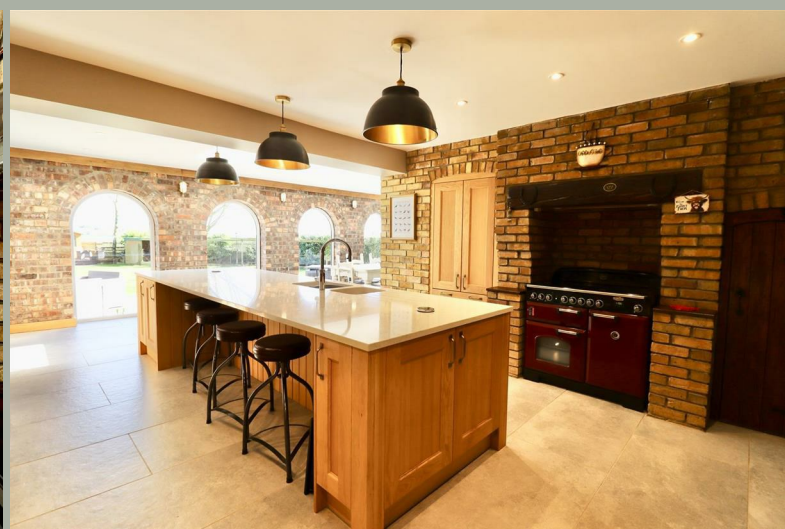


Three Farthings, Rotsea Lane,
Cranswick, YO25 9QF
£850,000



ABOUT THE PROPERTY

Set within a private rural position surrounded by open countryside, this substantial six-bedroom detached home extends to over 3,500 sq ft of versatile living space designed around modern family life. Thoughtfully upgraded and beautifully presented throughout, the property combines generous proportions with a calm, contemporary feel.

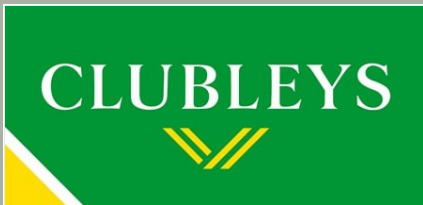
At the centre of the home is an exceptional open-plan kitchen, dining and family space featuring a large island, skylights, expansive garden views and a striking media wall, creating a space equally suited to entertaining and everyday living. Multiple reception areas, including a sitting room with log burner, snug, formal dining room and home office, offer excellent flexibility for growing families, multi-generational living or home working.

Outside, the property enjoys a high degree of privacy with mature gardens, extensive Indian stone terraces, open farmland views and gated parking with garage. Peaceful yet highly practical, this is a home that balances countryside living with modern comfort and space.

East Riding of Yorkshire Council BAND:F. Tenure: Freehold.







Tenure: Freehold
East Riding of Yorkshire Council
Band: F

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Solid oak front entrance door, wooden veneer flooring, two radiators, an oak staircase leading to the first floor with a cupboard underneath, and ceiling coving.

SITTING ROOM

6.49m x 5.28m (21'3" x 17'3")

Solid oak front entrance door, wooden veneer flooring, two radiators, an oak staircase leading to the first floor with a cupboard underneath, and ceiling coving.

OPEN PLAN KITCHEN/FAMILY ROOM

8.04m max x 10.60m (26'4" max x 34'9")

The kitchen is fitted with a range of solid oak wall and base units with quartz worktops. A large island unit includes an inset sink with a Quooker boiling tap, integrated dishwasher and fridge, under-counter bins, and a breakfast bar. There is a Rangemaster cooker set within an alcove with cupboards to either side. The room has recessed ceiling lights, two skylights, and windows overlooking the garden. The flooring is porcelain tiled with underfloor heating, and there is surround sound in the family area.

UTILITY

2.14m x 3.98m (7'0" x 13'0")

Fitted wall and base units with work surfaces, a single drainer sink unit, plumbing for an automatic washer, and ceiling coving.

WC

Two piece white suite, comprising of a low flush WC, pedestal wash hand basin, ceiling coving, radiator.

DINING ROOM

3.77m x 4.34m (12'4" x 14'2")

Laminate flooring, ceiling coving, radiator, and a gas fire with a stone-effect hearth and surround.

SNUG

4.59m max x 4.34m (15'0" max x 14'2")

Gas fire with a stone-effect hearth and surround, ceiling coving, laminate flooring, wall light points, a radiator, and stairs to the first floor.

FIRST FLOOR ACCOMMODATION

LANDING

Ceiling coving, radiator.

BEDROOM ONE

4.56m x 5.28m (14'11" x 17'3")

Two radiators, picture rail, recessed ceiling lights, door leading to Juliet balcony.

EN SUITE

Three-piece white suite comprising a walk-in shower cubicle with waterfall shower, wash hand basin, and low-level flush

WC. Beautifully fitted cupboards with a matching mirror, underfloor heating, fully tiled walls and floor, and a chrome heated towel rail.

BEDROOM TWO

3.75m x 5.26m (12'3" x 17'3")

Radiator, ceiling coving, access to roof space.

BEDROOM THREE

3.64m x 5.32m max (11'11" x 17'5" max)

Two radiators, ceiling coving.

BATHROOM

Three-piece suite comprising a corner bath, low-level flush WC, and pedestal wash hand basin, with a chrome heated towel rail, part-tiled walls, ceiling coving, and laminate flooring.

BEDROOM FOUR

3.45m x 4.39m (11'3" x 14'4")

Radiator, ceiling coving.

BEDROOM FIVE

2.64m x 3.64m (8'7" x 11'11")

Radiator, ceiling coving.

BEDROOM SIX

2.76m x 2.43m (9'0" x 7'11")

Radiator, access to roof space.

BATHROOM

Three-piece white suite comprising a copper roll-top bath, low-level flush WC, and wash hand basin with beautifully fitted cupboards and a matching mirror. Ceiling coving, recessed ceiling lights, tiled floor, a traditional radiator, and a fitted cupboard housing the hot water cylinder.

OUTSIDE

The outdoor space is a standout feature, offering privacy and tranquillity in a beautiful rural setting. A generous Indian stone patio is perfect for outdoor dining, leading onto an extensive lawn bordered by mature trees and hedging, with open views across the countryside. Additional benefits include a charming garden pond, gated access, ample block-paved parking, and a garage with loft storage.

GARAGE

5.58m x 5.68m (18'3" x 18'7")

Up and over door, rear door, power and light, loft/storage area.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, oil-fired heating with bunded oil tank, air-fed septic system, owned solar panels with battery storage (off-grid), Starlink internet, and EV charging point.

APPLIANCES

No appliances have been tested by the agent.





VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

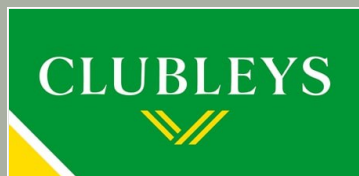
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.