



EAST END FARM

Garton-On-The-Wolds, Driffield, East Yorkshire



GSC GRAYS

PROPERTY • ESTATES • LAND

EAST END FARM

MAIN STREET, GARTON-ON-THE-WOLDS,
DRIFFIELD, EAST YORKSHIRE, YO25 3ET

DELIGHTFUL PERIOD FARMHOUSE, STABLES AND OUTBUILDINGS
EXTENDING TO OVER 7,500 SQ FT (GIA) WITHIN A COURTYARD SETTING,
WITH EXTANT PLANNING PERMISSION FOR TWO HOLIDAY COTTAGES
AND POTENTIAL FOR FURTHER RE-DEVELOPMENT, SUBJECT TO
NECESSARY PLANNING CONSENTS

Summary

- 19th Century character property with five ensuite bedrooms
 - Self-contained one-bedroom annex
- Planning permission to convert The Granary into two holiday cottages
 - Stables and outbuildings with potential for conversion to further letting accommodation (subject to necessary planning consents)
 - All in about 0.86 acre (0.35 ha)



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Alnwick
Tel: 01665 568310

Chester-le-Street
Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320





Situation

East End Farm enjoys a picturesque setting in the rolling countryside of the Yorkshire Wolds, nestled between the Humber Estuary and the North York Moors National Park. Surrounded by open fields and quiet lanes, it's an ideal retreat for walkers, cyclists, and nature lovers seeking peace, fresh air, and unspoiled views.

The property lies approximately 2.5 miles from the market town of Driffield, which offers a wide range of amenities including a large superstore, diverse retail outlets, numerous bars and restaurants, sports clubs and a popular weekly street market held every Thursday.

Within the village, there is a well-regarded primary school located approximately 500 yards away, while secondary education, including sixth form provision, is available at Driffield School, situated around 4 miles from the property.

Excellent transport links are available with direct access from the A166, a key route connecting York and Driffield and national rail services are readily available from both Driffield and York, providing easy connections across the country. In addition, coach services operate to major cities including London, York, and Leeds, enhancing the site's appeal to both local and national visitors wishing to explore the wider area.

Residents can enjoy a vibrant cultural scene, with several renowned theatres and arts venues within easy reach. The nearby Hull New Theatre and Hull Truck Theatre offer musicals, drama, comedy and live performances throughout the year, while Pocklington Arts Centre and Bridlington Spa Theatre provide a diverse calendar of arts, entertainment and community events, ensuring year-round cultural opportunities for all ages.

The Yorkshire Coast is within easy reach, with Bridlington approximately 14.5 miles away and Flamborough Head just 18 miles to the east. These coastal destinations offer stunning scenery, walking routes, and attractions including the iconic white chalk cliffs, historic lighthouses, and the Flamborough Heritage Coast.

A short drive further along the coast brings you to Bempton Cliffs, part of an eight-mile stretch of headland renowned for its RSPB nature reserve.

The property is approached directly from the A166, leading onto a sweeping driveway that opens into the central courtyard through a gated archway.

East End Farmhouse & Annex

The property comprises a charming five-bedroom 19th century farmhouse, constructed of brick under a pitched tiled roof. Carefully renovated over the years, the property offers spacious and comfortable living accommodation, blending period charm with modern functionality. Recent improvements include the creation of a fully self-contained one-bedroom annex, offering flexibility for multi-generational living or potential short-term holiday letting (subject to permissions).

The farmhouse is set within a traditional courtyard, surrounded by a range of outbuildings, one with planning permission already granted for conversion to two holiday cottages, and others offering scope for further development, subject to the necessary consents.

Accommodation Overview

Ground Floor - The main entrance opens into a central hallway providing access to the galley kitchen fitted with a range of oak wall and base units, laminate worktops and tiled splashbacks. A utility room is accessed from the kitchen, with external access also to the courtyard.

A snug/lounge with traditional features including a brick-built fireplace with a 3kw log burner and formal dining room accessed via the snug and hallway are situated to the rear of the kitchen and the double bedroom with en suite and separate dressing room is also provided to the ground floor, an ideal addition for guests or family use.

Self-Contained Annex - Accessed via a private entrance from the courtyard or internally via a separate hallway, a self-contained annex features a large open-plan living area with





kitchenette, double bedroom and en-suite shower room. This unit is perfect for extended family or as potential guest accommodation (subject to appropriate planning permissions).

First Floor - Accessed via a sweeping staircase from the hallway, leading to a wide split landing are four further en suite bedrooms, and a separate shower room with WC.

Two of the bedrooms offer flexibility, usable as a large bedroom with dressing area or as two interconnected rooms, one with sloping eaves.

A family sitting room is located at the end of the landing, having been renovated with an apex ceiling, exposed beams, a large bay window overlooking the village, and a brick hearth with an 8Kw log-burning stove.

Energy Performance Certificate (EPC)

The Energy Performance Certificate (EPC) ratings for the buildings on the property are as follows:

East End Farmhouse: EPC Rating – E

Council Tax

East End Farmhouse falls within Council Tax Band E.

Services and Utilities

Water: Mains supply.

Electricity: Three-phase supply

Oil: Central Heating and water

Sewerage: Mains drainage

Telephone & Broadband: Available

Tenure, Method and Basis of Sale

Offers are invited for the freehold interest in the property by way of a Private Treaty sale. Vacant possession will be provided upon completion.



Wayleaves, Easements, Rights of Way

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

A right of access over the driveway from the property entrance will be retained by the current owners for the benefit of adjoining land and property, with such rights transferring to future owners of the adjacent land and property.

Boundaries

The Vendor will only sell such interests as they have in the boundary hedges and fences. The boundary liabilities are delineated on the sale plan in accordance with the information we have been provided.

Directions (YO25 3ET)

The property is well-connected with access convenient from both the north and south:

From the north: Via the A64, connecting to either the B1252 or the B1249

From the south: Via the A614, leading onto the A166, which runs directly through the village

what3words: ///statement.shuttled.decorator

Access

The property is accessed directly from the A166, leading onto a sweeping driveway.

VAT

Any guide prices quoted are exclusive of VAT. In the event of the sale of the property or any part of it or right attached to it becoming a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.





Health and Safety

Please take care when viewing the property and follow normal health and safety practices for your own personal safety. No liability is accepted by the vendor or the Selling Agents.

Viewing

By appointment through the Selling Agents GSC Grays, Highfield Farm, Garton-On-The-Wolds, Driffield YO25 3AL.

Katherine Wigham: kjw@gscgrays.co.uk

Lucy Rutherford: lur@gscgrays.co.uk

T: 01748 829 203

Condition of Sale

Purchase Price & Deposit - Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed whether entry is taken or not, with interest accruing at a rate of 5% above the Bank of England base rate.

Disputes - Should any discrepancy arise within these particulars of sale or in the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Areas and Schedules - These are based on the Ordnance Survey and Rural Land Register records and are there for reference only. They have been carefully checked by the Selling Agents and the purchaser/s shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation thereof.

Lotting - It is intended to offer the property for sale as described as a whole, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude part.

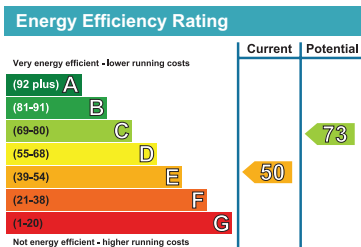
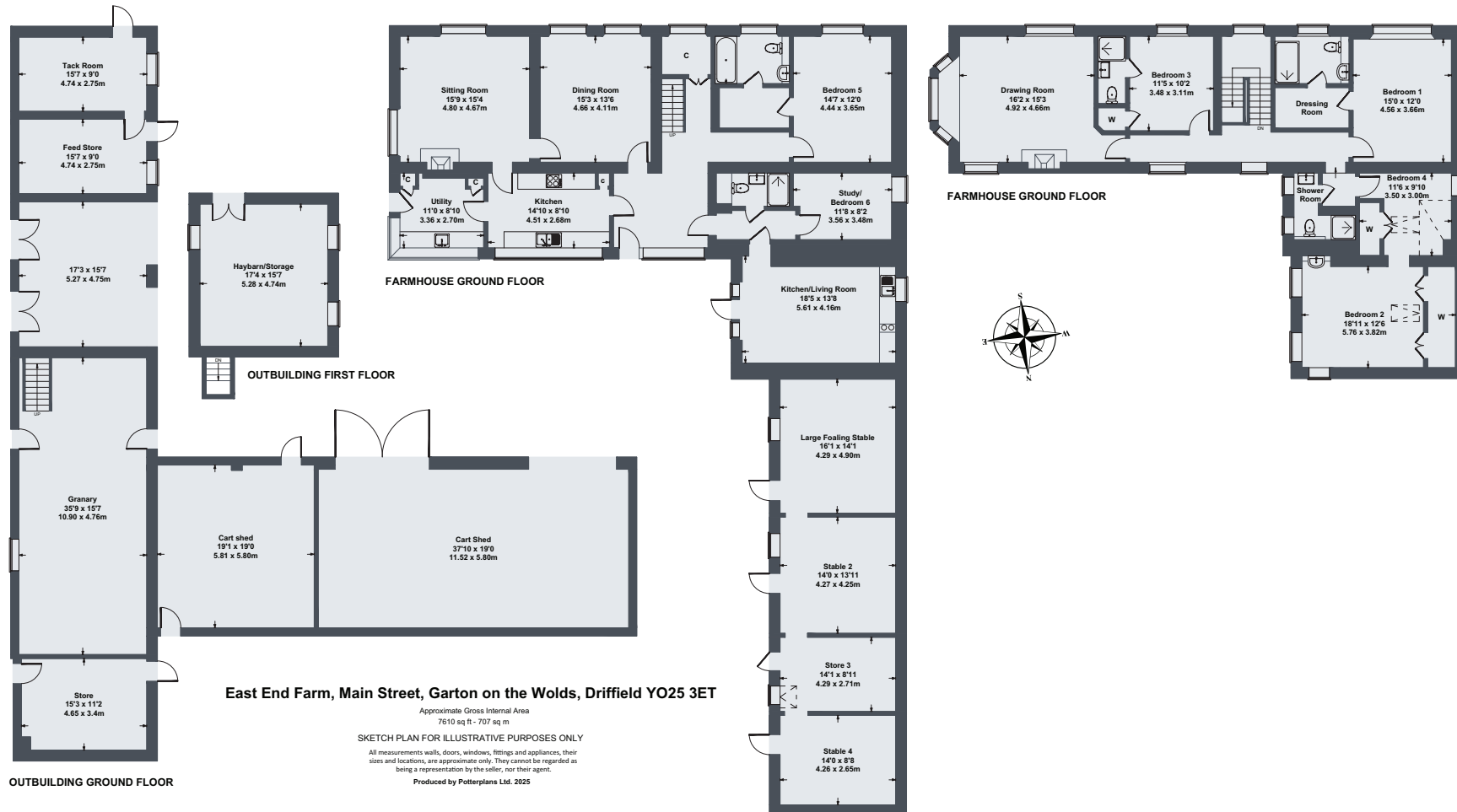
Anti-Money Laundering - In accordance with current anti-money laundering regulations, all offers to purchase the property—whether from within the UK or overseas, and whether cash or subject to finance— must be supported by appropriate



evidence of source of funds. Acceptable documentation may include a bank statement evidencing the purchase price, a financial reference from a bank or funding provider, or written confirmation from a solicitor verifying that sufficient funds are available to complete the transaction.

We are also required to verify the Purchasers' identification, in accordance with anti-money laundering legislation. These requirements apply to all individuals who will be named on the title deeds, as well as any parties holding a beneficial interest in the property.

An administrative fee of £37.50 per person will be charged to cover the cost of the necessary verification checks.



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

- These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
- All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
- Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
- Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
- Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
- Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: June 2026

Photographs taken: June 2026