



**WOLD HOUSE, CHURCH STREET, KILHAM**  
£565,000

**Carter Jonas**

# WOLD HOUSE, KILHAM, YO25 4RQ

**A CHARACTERFUL PERIOD PROPERTY OFFERING A SYMPATHETIC BLEND OF CHARACTER AND COTEMPORARY FEATURES; SITUATED IN THE HEART OF THIS POPULAR WOLDS VILLAGE.**

Wold House is a fabulous period residence which is perfectly situated at the heart of a highly desirable village, offering exceptionally spacious family-sized accommodation complemented by generously proportioned gardens that invite outdoor enjoyment. This remarkable former coach house has been thoughtfully transformed to provide extensive living space, boasting no less than five well-appointed double bedrooms.

On the ground floor, the property showcases three expansive reception rooms that cater beautifully to both relaxation and entertaining. One standout feature is the spacious open-plan living area boasting a bar area, dining area and living area, where family and friends can gather in an inviting atmosphere. This space is further enhanced by an additional sitting room, a cozy breakfast room, and a dedicated study, making this residence extremely versatile.

Externally, the property is enveloped by generously proportioned gardens that provide an idyllic setting for entertaining, gardening, or simply enjoying the tranquil surroundings. In addition to the gardens, there are adjoining workshops and the former coach house itself, offering further potential for creative use or additional storage.

Nestled in a sheltered valley at the heart of the picturesque Yorkshire Wolds, Kilham boasts a rich history as a once-thriving market town, even larger than nearby Driffield, known for its annual trading fairs that attracted visitors from afar. Today, the village retains its historical charm, with notable landmarks such as All Saints Church, a stunning structure that dates back to the Norman period. This architectural gem stands in a commanding position within the village conservation area, offering a serene backdrop that overlooks Ye Olde Star Inn and Restaurant, a local favourite known for its welcoming atmosphere and delightful cuisine.



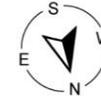
**TENURE** Freehold

**EPC BAND** D





Wold House, Kilham, YO25  
 Approximate Area = 3154 sq ft / 293 sq m  
 Outbuilding = 407 sq ft / 37.8 sq m  
 Total = 3561 sq ft / 330.8 sq m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #82412

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 76        |
| (55-68)                                     | D | 58                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

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