



WOLD HOUSE, NAFFERTON

£1,950,000

Carter Jonas

WOLD ROAD, NAFFERTON, YO25 4LD

Wold House is a landmark country residence, set within mature grounds in the heart of the Yorkshire Wolds. This is a property that offers far more than a substantial family home. It is a complete lifestyle opportunity, ideally suited to those looking to leave behind the pace and compromise of city living in favour of space, privacy, countryside and substantial income potential.

The principal house offers impressive, well-balanced accommodation, with grand reception rooms, high ceilings and a layout that works brilliantly for both family life and entertaining. The main residence includes five substantial bedrooms, four with en-suite facilities, while the ground floor provides a series of elegant reception rooms and a substantial kitchen that sits at the centre of day-to-day living.

The key strength of Wold House is the additional accommodation, which creates immediate and highly flexible income opportunities. Alongside the main residence are further self-contained elements including Wold House Beech, Wold House Cottage and a detached bungalow, giving the property a combined total of 18 bedrooms and 14 bathrooms. These spaces lend themselves naturally to holiday letting, long-term rental, multi-generational living, guest accommodation or staff accommodation, depending on a buyer's requirements.

The lifestyle offering continues outside, with approximately 2.38 acres of landscaped gardens, ample parking, extensive, 5-car garaging, useful outbuildings, a gym, billiards room, games room and heated outdoor swimming pool. The setting offers countryside views and a real sense of space, while remaining accessible to nearby villages, Driffield, the Yorkshire coast and wider regional connections. Wold House is not simply a large country property, but a rare opportunity to create a new way of life: a grand family home, an established income-producing asset, a multi-generational estate or a private countryside retreat with genuine breadth and substance.

TENURE Freehold

LOCAL AUTHORITY East Riding Council

EPC BAND E

LANDMARK COUNTRY RESIDENCE IN THE HEART OF THE YORKSHIRE WOLDS, OFFERING A GRAND FIVE-BEDROOM PRINCIPAL HOUSE, ADDITIONAL SELF-CONTAINED ACCOMMODATION, 18 BEDROOMS IN TOTAL, LANDSCAPED GROUNDS, LEISURE FACILITIES AND SIGNIFICANT INCOME POTENTIAL





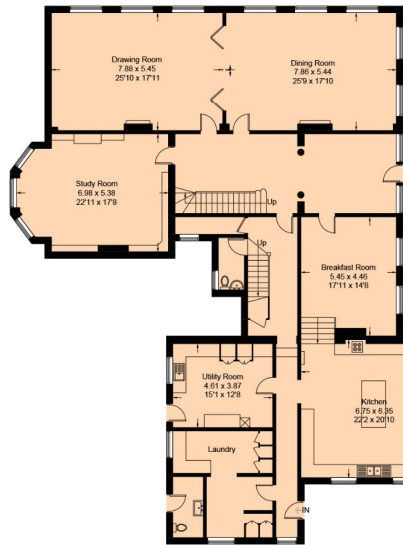


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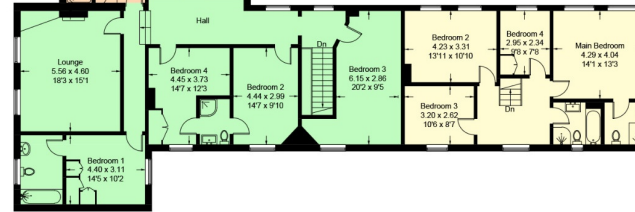
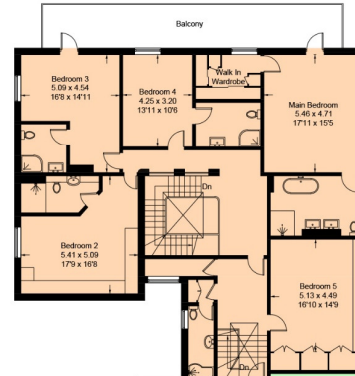
Approximate Gross Internal Area = 8875 sq ft / 824.6 sq m

Illustration for identification purposes only, measurements are approximate, not to scale
Pursuant to RICS Property Measurement 2nd Edition
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- Wold House Main
- Wold House Beech
- Wold House Cottage



Ground Floor
Total Gross Internal Area
4586 sq ft / 425.1 sq m



First Floor
Total Gross Internal Area
4289 sq ft / 398.5 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	60 E	64 D
21-38	F		
1-20	G		

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