



Little Stork Hill Farm Hull Bridge Road, Beverley, HU17 9RS

Offers In The Region Of £774,950



# Little Stork Hill Farm Hull Bridge Road

Beverley, HU17 9RS

- THREE/FOUR BEDROOM BUNGALOW WITH LAND
- SET IN APPROXIMATELY 1.35 ACRES
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- RESIDENTIAL DWELLING, COMMERCIAL WORKSHOP AND PADDOCKS
- BEAUTIFULLY PRESENTED PROPERTY
- LARGE WORKSHOP/BARN WITH SEPARATE VEHICULAR ACCESS
- PRIVATE ACCESS GATES

A Rare Lifestyle Opportunity on the Edge of Beverley with a residential dwelling, commerical store/workshop and paddock!

Positioned just minutes from the heart of historic Beverley, this distinctive three/four bedroom bungalow offers the perfect blend of flexibility and location, all set within approx. 1.35 acres of established gardens and paddock, complete with a superb 1,400 sq ft modern barn/workshop with its own vehicular access.

Perfect for families, creatives, or those with home business ambitions, equestrian interests or outdoor hobbies, this home delivers true versatility both inside and out. The barn could be an incredible workspace, storage hub or even adapted for leisure or studio use — the potential here is vast.

Inside, the home is immaculately presented. The heart of the house is a modern kitchen/diner with integrated appliances, complemented by handy utility and cloak rooms. The layout adapts easily to suit your lifestyle, with the fourth bedroom currently used as a home office, but easily returned to bedroom use if needed.

The principal suite is a standout feature, complete with spacious three metre long walk-in wardrobe, generous ensuite and French doors opening onto a covered patio, a serene spot to enjoy morning coffee. A second ensuite bedroom and third double bedroom and a bright lounge with traditional fireplace and bay window, add to the home's charm.

Outdoors, the appeal continues with multiple entertaining areas including a full-length block paved patio and a separate walled courtyard, ideal for BBQs or alfresco



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## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 26'2" x 13'1" (widest/longest point) (8m x 4m (widest/longest point))  
Wooden front door with antique chrome handles and privacy glass panels, engineered wood flooring, chrome central ceiling light fitting and an airing cupboard.

**BEDROOM ONE** 17'3" x 10'9" (5.27m x 3.30m )  
Wood door with chrome handles, carpeted floor, ceiling spotlights, two wall mounted spotlights, side aspect uPVC double glazed window and fitted wardrobes.

**ENSUITE SHOWER ROOM** 5'8" x 3'4" (1.73m x 1.02m )  
Wood door with chrome handles, tiled floor, ceiling spotlights, chrome towel radiator, corner low flush WC, wash hand basin with mixer tap and shower cubicle with mixer shower.

**FAMILY BATHROOM** 10'10" x 7'1" (3.31m x 2.18m )  
Wood door with chrome handles, tiled floor, ceiling spotlights, rear aspect to uPVC privacy glass window, chrome towel radiator, half splashback tiling, low flush WC, pedestal wash hand basin with mixer tap, shower cubicle with mixer shower and a panelled bath with mixed tap.

**PRINICIPAL BEDROOM** 20'0" x 13'6" (6.10m x 4.12m )  
Wood door with chrome handles, uPVC French doors to patio, ceiling spotlights and two wall spotlights, rear aspect uPVC double glazed beaded window. Sliding walk-in wardrobe doors with ceiling spotlights hanging rails and shelving (3m x 1.83m).

**ENSUITE BATHROOM** 9'9" x 6'6" (2.98m x 2m )  
Wood door with chrome handles, tiled floor, ceiling spotlights, rear aspect uPVC privacy window, bath with mixer tap, vanity unit with low flush WC. Wash hand basin with mixer tap and a shower cubicle with mixer shower.

**BEDROOM THREE** 14'9" x 10'9" (4.52m x 3.30m )  
Wood door do with chrome handles, engineered wood floor, ceiling spotlights, rear aspect uPVC double glazed window and fitted sliding door wardrobes.

**BEDROOM FOUR (Currently set up as study)** 14'10" x 8'9" (4.53m x 2.68m )  
Wood door with chrome handles, engineered wood floor, ceiling spotlights, front aspect uPVC double glazed window with fitted base and wall office furniture.

**LOUNGE** 23'9" x 12'8" (7.25m x 3.87m )  
uPVC double glazed French doors to the garden, wood door with chrome handles, engineered wood floor, two five bulb pendant light fittings, three wall lights, front aspect uPVC double glazed bay window, two side aspect uPVC double glazed windows, brick fireplace with wood burning stove, wooden mantle piece and flagged hearth.

**KITCHEN (with snug)** 22'2" x 17'3" (6.77m x 5.26m )  
uPVC French doors to patio, two wood doors with chrome handles, ceiling spotlights, tiled floor and engineered wood floor sections. Two side aspect uPVC double glazed windows, Brock arch between snug and kitchen areas. NEFF integrated microwave and oven, STOVES integrated electric hob with extractor fan over. Integrated dishwasher and under counter fridge, a range of wall and base units, one and a half bowl drainer sink with Quooker hot tap and splash back tiling.



**UTILITY ROOM** 10'6" x 9'6" (3.21m x 2.92m )  
Wood door with chrome handles, tiled floor, side aspect uPVC double glazed window, plumbing for washing machine, space for dryer and a drainer sink with mixer tap.

**REAR ENTRANCE HALL** 9'7" x 6'4" (2.94m x 1.94m )  
uPVC rear door from the garage with privacy glass panel, side wooden door with antique chrome handles and privacy glass panel, tiled floor and ceiling spotlights.

**CLOAK ROOM/WC** 5'7" x 3'0" (1.71m x 0.93 )  
Wood door with chrome handles, tiled floor, ceiling spotlight fitting, side aspect uPVC privacy window, low flush WC and wash hand basin with mixer tap.

**GARAGE** 18'6" x 17'9" (5.64m x 5.42m )  
Wood pedestrian door with antique chrome handles and privacy glass panel, two pendant light fittings, side aspect uPVC double glazed window, electric up and over door, roof void hatch and wall units.

**WORKSHOP/BARN** 46'10" x 30'2" (14.30m x 9.20m )  
Two roller doors, pedestrian door, strip lighting with car ramp and installed with three phase electric.

**SUMMERHOUSE** 17'1" x 7'7" (5.21m x 2.32m )  
With sliding door, WC, kitchenette and towel radiator.

**EXTERIOR**  
To the front private double gates with a block paved driveway with parking for multiple vehicles and path to the front door with a mature fern tree and stone walled koi pond. Lawn to the side with hedge perimeter. Rear lawn with mature tree perimeter and a block paved patio with canopy. On the rear side there is a block paved patio and BBQ seating area with a storage table and wooden log store. A summer house is positioned on an Indian sandstone walled patio area. Iron gate access to the rear section of garden with a flagged stepping stone path and second summer house positioned in the left hand corner. Further down the garden is the workshop/barn with a separate vehicular access with paddock beyond.

**COUNCIL TAX:**  
We understand the current Council Tax Band to be F

**SERVICES :**  
Mains water, gas, electricity and drainage are connected.

**TENURE :**  
We understand the Tenure of the property to be Freehold.

**MORTGAGE CLAUSE :**  
Stanford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanfords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**PROPERTY PARTICULARS DISCLAIMER :**  
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."  
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans



Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

