

Beech Tree Farm,  
Bielby, YO42 4JW  
£695,000



## ABOUT THE PROPERTY

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Beech Tree Farm is an attractive and imposing detached former farmhouse, complemented by an attached Foreman's Cottage which offers exciting potential for conversion, subject to the necessary planning permissions. The property also benefits from a substantial 38ft workshop/garage, again presenting further possibilities for conversion or alternative use, subject to consent.

Set well back from the village Main Street within generous grounds, this characterful home is ideally suited to buyers seeking space, flexibility and the opportunity to create something truly special.

The main farmhouse provides spacious accommodation, with two reception rooms to the front comprising a sitting room and lounge. To the rear is a generous dining kitchen, fitted with a range of wall and base units and featuring a multi-fuel burning stove, creating a welcoming heart to the home. A separate utility room completes the ground floor accommodation.

To the first floor are four bedrooms together with the house bathroom.

Outside, the extensive grounds of approximately 1.7 acres further enhance the appeal, whilst the Foreman's Cottage and substantial workshop/garage open up a wealth of possibilities. Whether creating an annexe, expanding the existing accommodation, establishing a home workspace or exploring further conversion opportunities, Beech Tree Farm offers tremendous potential, subject to the relevant permissions.

A truly unique village property where space, character and opportunity come together. Properties offering this level of potential rarely become available and early viewing is strongly recommended.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band E.







Tenure: Freehold  
East Riding of Yorkshire  
Band: E

#### ENTRANCE PORCH

1.27m x 1.97m (4'1" x 6'5" )

Entered via composite front entrance door, tiled flooring and double glazed window to either side.

#### ENTRANCE LOBBY

Having stairs to the first floor accommodation.

#### SITTING ROOM

3.51m x 3.64m (11'6" x 9'10".209'11" )

Exposed brick to one wall with electric stove, sliding sash double glazed window to the front elevation.

#### LOUNGE

3.66m x 3.64m (12'0" x 11'11")

Sliding sash double glazed window to the front elevation, open fire, beams to ceiling, laminate flooring and radiator.

#### DINING ROOM

3.67m x 4.21m (12'0" x 13'9" )

Log burner set in inglenook with oak mantle, fitted original cupboard, under stairs cupboard, beams and laminate flooring.

#### KITCHEN

3.67m x 3.66m (12'0" x 12'0" )

Fitted with matching arrangement of floor and wall cupboards with working surfaces, built in double oven, Indesit induction hob, extractor hood, one and a half stainless steel sink unit, plumbing for dishwasher, space for fridge/freezer, laminate flooring, double glazed window to the rear elevation and stable style door leading to;

#### UTILITY/BOOT ROOM

2.84m x 1.78m (9'3" x 5'10" )

Having PVCU side personal door, plumbing for washing machine, tiled flooring and double glazed window to the rear elevation.

Loft hatch.

#### FORMER FOREMAN'S COTTAGE

3.00m x 3.10m (9'10" x 10'2" )

Currently used has a second utility room. This could be converted to another bedroom or additional accommodation, radiator, beams and loft hatch to two original rooms above.

All subject to the necessary planning permissions being obtained.

#### STORE

1.77m x 2.48m (5'9" x 8'1" )

#### CLOAKROOM

1.76m x 1.05m (5'9" x 3'5")

Fitted suite comprising low flush WC, pedestal hand basin, wall mounted Ideal gas boiler and opaque double glazed window to the side elevation.

#### FAMILY ROOM

2.84m x 7.02m (9'3" x 23'0" )

Bay double glazed window to the rear elevation, three Velux windows, oak flooring, recess lighting and sliding door to the rear elevation.

#### FIRST FLOOR ACCOMMODATION

0.89m x 5.22m (2'11" x 17'1" )

Sliding sash double glazed window to the front elevation and cupboard off.

#### BEDROOM ONE

3.77m x 3.79m (12'4" x 12'5" )

Open fire, sliding sash double glazed window to the front elevation, laminate flooring and radiator.

#### BEDROOM TWO

3.77m x 3.41m (12'4" x 11'2" )

Retained fireplace, fitted cupboard with shelving, double radiator and sliding sash double glazed window to the front elevation.

#### BEDROOM THREE

3.26m x 2.66m (10'8" x 8'8")

Double glazed window to the rear elevation, laminate flooring and radiator.

#### BEDROOM FOUR

2.59m x 3.66m (8'5" x 12'0" )

Double glazed window to the rear elevation with views overlooking the garden, exposed beam, double radiator and access to loft.

#### BATHROOM

2.61m x 2.69m (8'6" x 8'9" )

Fitted suite comprising bath with mixer tap, shower cubicle, low flush WC, vanity hand basin, recess lighting, exposed beams, radiator and opaque double glazed window to the rear elevation.

#### OUTSIDE

To the front of the property is a gravelled driveway with ample parking, lawned garden with raised planters, gate to the shed and log store.

Grassland paddock to the rear with a variety of trees, chicken coup and dog kennels.

Formal lawned garden with summer house and small pond.

All standing in approximately 1.70 acres.

#### GARAGE/WORKSHOP

7.85m x 11.77m (25'9" x 38'7" )

Roller shutter doors, having power and light, side personal door to either side and external sockets.

This has potential to be converted to an annexe, subject to the necessary planning permissions.

#### SHED

7.47m x 3.60m (24'6" x 11'9")

#### CAR PORT & SHED

5.03m x 8.47m (16'6" x 27'9" )

#### ADDITIONAL INFORMATION

##### SERVICES

Main Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

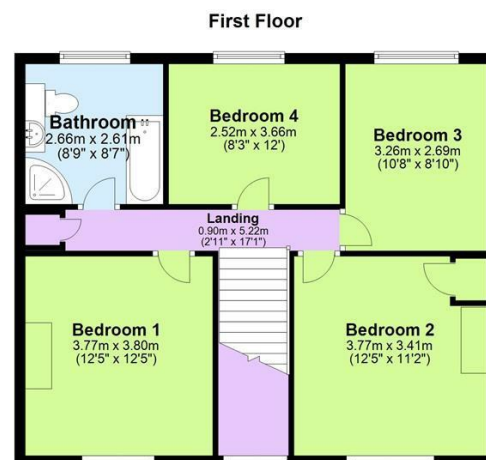
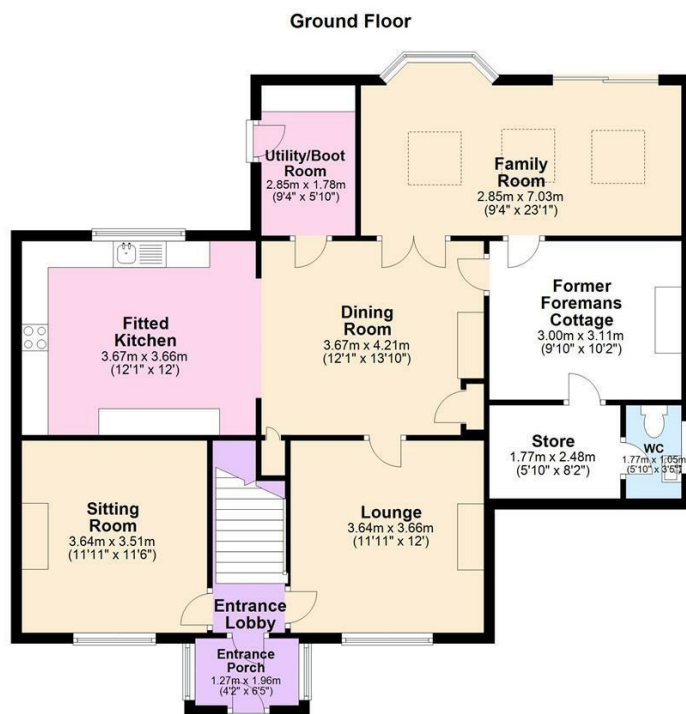
##### APPLIANCES

None of the above appliances have been tested by the Agent.

##### COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band E.





#### 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.

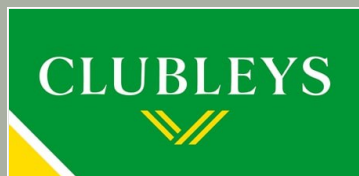
#### MORTGAGES

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](mailto: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                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 66      | 84        |
| 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.