



**Quick & Clarke**  
PROPERTY SPECIALISTS

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**Beeches Goodmanham Road, Goodmanham, York YO43**  
**£735,000**

- Stunning 4 bedroom, 3 bathroom property
- Beautifully styled throughout
- Very high specification
- Fabulous elevated position with views
- Beautiful landscaped garden
- Superb sought-after village location
- Fabulous mix of contemporary, traditional and modern
- Large covered BBQ area
- EPC Rating: D
- Council Tax Band: E

Having undergone an extensive and meticulous redevelopment, this striking house offers a unique layout designed for effortless modern living. The clever architectural design places the primary living spaces on the first floor alongside the bedrooms, allowing for seamless single-level living in an elevated position. This vantage point provides exceptional views across the valley and towards the historic Mill House.

The ground floor features a spacious en-suite bedroom, providing an ideal retreat for guests or a self-contained space for independent living.

Outside, the beautifully landscaped gardens include ample parking to the front, while the rear reveals a tiered garden designed for outdoor entertaining. A standout covered BBQ area occupies an enviable spot to appreciate the Yorkshire Wolds scenery. For quieter moments, a private balcony leads directly from the dining kitchen—the perfect setting for a morning coffee or an evening gin and tonic.

Located in one of East Yorkshire's most prestigious villages, yet within easy reach of Market Weighton's amenities, this is a home that truly delivers on its promise.

#### LOCATION

The property is located on the north side of Goodmanham Road close to its junction with Red Lane and opposite the distinctive Mill House, which forms the backdrop for the delightful views from the front of the property.

Moving to Goodmanham feels less like a house purchase and more like joining a real community. It's the kind of place where the Yorkshire Wolds are quite literally your backyard, offering instant access to the Wolds Way for Sunday walks that invariably end at the Goodmanham Arms—a pub so authentic it's basically the village living room. You get the peace of a historic "hidden gem" tucked into the hillside, yet you're only a two-minute drive from the supermarkets and schools in Market Weighton. It's rare to find somewhere that feels this secluded and ancient while still making the morning commute to York, Beverley or Hull completely manageable.

#### THE ACCOMMODATION COMPRISES

Steps up lead to a timber front door with attractive glass panel and opening into the entrance hall with limestone tiled flooring and oak steps leading to the first floor accommodation.

#### FIRST FLOOR

#### LIVING ROOM

20'4" x 15'7" maximum (6.20m x 4.75m maximum)  
A beautiful and well proportioned living room, situated at the front of the property and with an elevated position having two windows which overlook the valley and with Mill House directly to the front. The focal point of the room is a painted fireplace with inset wood burning stove set on a granite hearth. To one side there are bookshelves and there is an internal window overlooking the stairs from the entrance hall.

#### LIVING/DINING KITCHEN

25'5" x 16'5" (7.75m x 5.00m)  
Most definitely the heart of this beautiful home. The kitchen offers a generous range of wall units with willow coloured fronts and butcher's block work surfaces and large dark green painted centre island with quartz work surfaces. Stainless steel double sink set in the centre island, four ring induction hob with stainless steel canopy extractor over and two integrated ovens, wine cooler and space for fridge freezer, limestone tiled floor, two sets of French doors lead out to the balcony at the side of the property and there are two windows to the front elevation with elevated views across the valley. Sliding timber glass panelled doors open into the living room.

#### INTERNAL LOBBY

Doors leading off to the reception rooms and the bedrooms. Large shelved out storage cupboard.

#### BEDROOM 1

13'7" x 10'8" (4.14m x 3.25m)  
Window to the side elevation and an extensive range of fitted wardrobes with sliding fronts and French doors opening out onto the patio area of the rear garden.

#### EN-SUITE SHOWER ROOM

5'10" x 6' (1.78m x 1.83m)  
Three piece sanitary suite comprising vanity hand wash basin, close coupled w.c., corner shower enclosure, fully tiled walls and floor, and window to the rear elevation.

#### BEDROOM 2

11'4" x 9'10" (3.45m x 3.00m)  
Window to the side elevation.

#### BEDROOM 3

22'1" x 10'7" reducing to 9' (6.73m x 3.23m reducing to 2.74m)  
Currently used as a sitting room but offering flexibility and with patio doors leading out onto the rear garden, an inset and stylish electric fire with oak surround sits in a fireplace with two feature windows to either side, and there is a range of fitted wardrobes with sliding fronts.

#### BATHROOM

5'10" x 7'2" (1.78m x 2.18m)  
Three piece sanitary suite comprising close coupled w.c., vanity hand wash basin, panelled bath with separate thermostatic shower valve over, glass screen, tiled walls and floor and window to the rear elevation.

#### GROUND FLOOR

#### BEDROOM 4

14'10" x 10'4" (4.52m x 3.15m)  
A generously sized room with a window to the front elevation, built-in cupboard housing the meters and a further large walk-in wardrobe to the rear with cupboard housing the boiler.

#### EN-SUITE SHOWER ROOM

7'8" x 8'0" (2.34m x 2.44m)  
Four piece sanitary suite comprising walk-in shower, close coupled w.c. and twin hand wash basins set on vanity unit. Tiled floor and contemporary towel radiator.

#### UTILITY ROOM

6'1" x 5'10" (1.85m x 1.78m)  
Base storage units, butcher's block work surfaces and inset stainless steel sink.

#### OUTSIDE

#### FRONT GARDEN

The property is approached through two painted five bar gates onto a sloped block sett driveway which leads up to the front of the house and provides extensive parking for a number of cars.

The front garden has been landscaped and has been laid under gravel with extensive ornamental planting. Access can be gained down the side of the property over a flagged path which leads up to the rear garden.

#### REAR GARDEN

Adjacent to the dining kitchen is a balcony area which benefits both from its westerly aspect and also from an elevated position with views overlooking the valley. Immediately behind the property is a covered and private seating area with metal gazebo. Steps lead up into the garden which is terraced and offers a number of different seating options. Extensively planted and landscaped with low maintenance in mind. Ease of maintenance and with a small area of lawn there is also a beautiful covered BBQ area which is situated in an elevated

position and makes the most of the property's location. Supplied with light, power and water there is also a large shed for storage.

#### SERVICES

Mains water, drainage and electricity services are available or connected to the property.

#### CENTRAL HEATING

The property benefits from an oil fired central heating system.

#### DOUBLE GLAZING

The property benefits from double glazing.

#### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

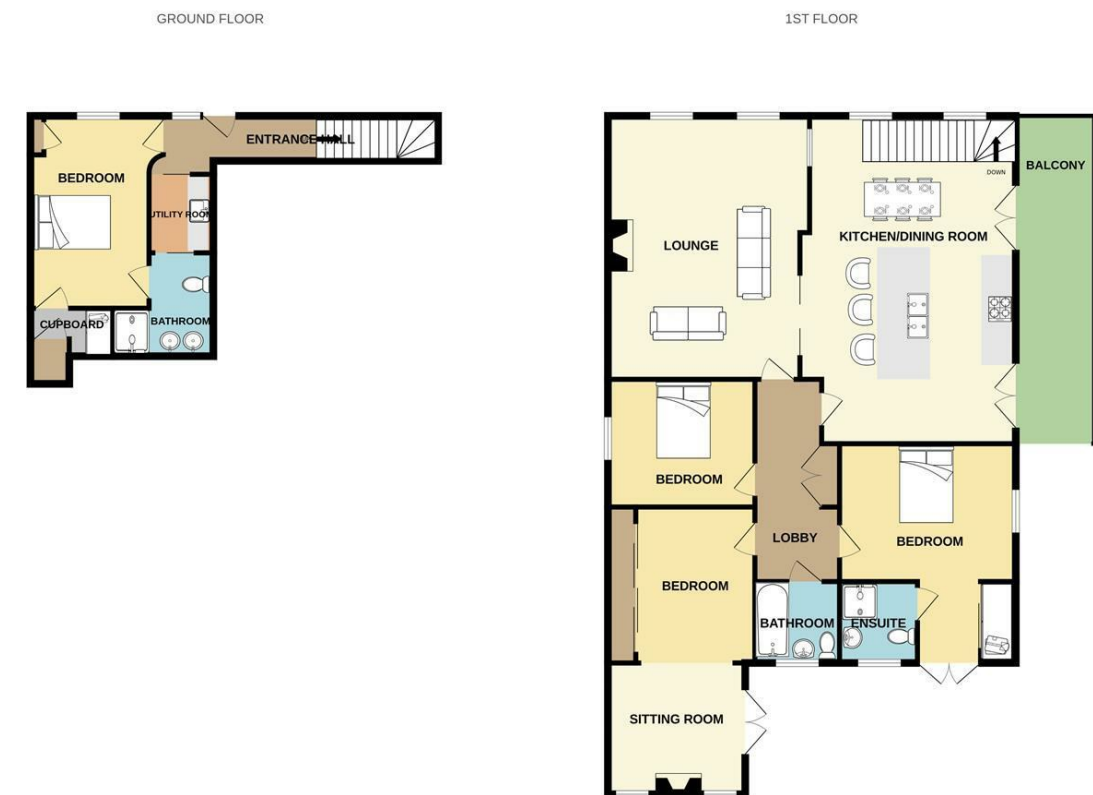
#### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

#### FINANCIAL SERVICES

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Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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