Southfield Little Weighton Road, Walkington, Beverley, HU17 8SP
Guide Price £1,195,000

Quick & Clarke
PROPERTY SPECIALISTS

An exquisite and extensively renovated period residence situated on the edge of the highly desirable village of Walkington. This exceptional property seamlessly marries the timeless elegance of its historical architecture with a breathtakingly contemporary and high-specification interior, offering a lifestyle akin to that of a brand-new luxury home. Boasting picturesque field views to the front, this unique property presents a rare opportunity to acquire a truly special home in a sought-after location.

The main house has been thoughtfully transformed to create a light-filled and spacious environment perfect for modern living. The heart of the home is the stunning open-plan living, dining, and kitchen area, a vast and sociable space ideal for both everyday family life and sophisticated entertaining. This impressive room is complemented by a further three generously sized reception rooms, offering flexibility for relaxation, work, or hobbies. Upstairs, the main house features three beautifully proportioned bedrooms, the master having a walk in wardrobe/dressing room and bathroom.

Adding significant versatility to the property is a substantial detached annexe, offering two additional bedrooms and a large ground floor living space. This self-contained space is perfect for accommodating extended family, providing guest accommodation, or even exploring potential rental opportunities. Outside, Southfield occupies a large plot, providing ample space for gardens and outdoor pursuits. The property also benefits from a detached double garage and extensive private parking, ensuring practicality and convenience for multiple vehicles.

Every aspect of Southfield has been meticulously considered, with a high-specification finish evident throughout. From the sleek, modern kitchen with integrated appliances to the stylish bathrooms and quality fixtures and fittings, the attention to detail is exceptional. Viewing is highly recommended to fully appreciate the exceptional quality and unique lifestyle offered by this remarkable property.

NOTE: The internal photos shown are for illustrative purposes only and are computer generated images.

LOCATION

Walkington is one of the region's most sought after villages. Lying just two miles from the amenities of Beverley across the Westwood Pastures and having a good selection of local amenities with include three public houses/restaurants, a good primary school and also a supermarket/Post Office.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

RECEPTION HALLWAY / DINING ROOM

21'2" reducing to 17'3" x 13'6"
A beautiful light and bright room courtesy of its windows to three aspects. The original gothic arched timber front door opens into the room with the oak staircase leading up to the first floor accommodation.

LOUNGE

23' x 17'2" reducing to 14'3"
A dual aspect room with French doors opening onto the patio area of the rear garden and further window to front elevation. Wood burning stove set in fire place. Double timber glass panelled doors opening through into the dining/kitchen and sitting room.

SITTING ROOM

11'5" x 19'3"
A further beautifully light and bright reception room with large window to the front elevation and French doors to the rear opening onto the patio area of the rear garden.

BREAKFAST KITCHEN

29'11" x 18'2"
The heart of this house is a stunning living / dining kitchen which offers great flexibility of layout and has wide French doors opening onto the rear garden with further large skylight above and feature windows to the rear aspect. The kitchen offers a stunning range of wall, base and larder storage units with large matching centre island, all with quartz work surfaces. Within the centre island there is a modern induction hob with central extractor with the sink being inset in the wall unit with integrated dishwasher adjacent and Siemens oven, combi microwave and warming drawer. Matching inbuilt tall fridge and under counter freezer and beautiful large scale porcelain tiles with two steps leading down into the living / dining area.

UTILITY ROOM

10'1 x 5'6"
With base and larder units to match those in the kitchen and quartz work surfaces, inset sink and two feature windows, continuation of porcelain tiled floor which leads through into the airing cupboard which houses the hot water cylinder.

DOWNSTAIRS CLOAKROOM

Two piece sanitary suite comprising close couple WC, counter top hand wash basin set on quartz vanity shelf with tiled splashback.

REAR LOBBY

A modern powder coated glass panelled door. Built in cupboards with modern sliding fronts and matching shoe cupboard with seat above. Continuation of the porcelain tiled floor.

FIRST FLOOR ACCOMMODATION

BEDROOM 1

14'5" x 14'4"
A very well proportioned room with windows to two aspects, the front having attractive views over open fields to the south. Wall mounting for television.

WALK-IN WARDROBE / DRESSING ROOM

7'1" x 7'11"
Window.

ENSUITE BATHROOM

8'10" x 7'10"
With a stunning three piece sanitary suite comprising bath with tiled panel, shower enclosure with inset tiled niche, wall hung

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vanity hand wash basin and close coupled WC. Porcelain tiled floor with matching splashbacks, chrome heated towel rail and window.

BEDROOM 2
14' x 14'
Another well proportioned double bedroom with windows to two aspects, the front being southerly facing. Mounting on the wall for television.

BEDROOM 3
14'7" x 9'6"
Dual aspect windows and mounting on the wall for television.

BATHROOM
7'11" x 5'8"
With a three piece sanitary suite comprising close coupled WC, vanity hand wash basin, corner shower enclosure, porcelain tiled floor and complimenting tiled splashbacks, chrome heated towel rail and window to rear elevation.

ANNEXE - GROUND FLOOR
21'3" x 15'7"
A large open plan space which allows for flexibility of use with windows that create light and bright space, a central stairway leads to up to the first floor accommodation. The area could lend itself to being a games room, gym, music room, office space or any number of different uses.

ANNEXE FIRST FLOOR

BEDROOM 1
10'4 x 16'5"
Gothic arched window and beams to ceiling.

BEDROOM 2
16'4" x 8'3" reducing to 5'5"
Windows to two aspects and beams to ceiling.

SHOWER ROOM
8'5" x 4'2"
With a three piece sanitary suite comprising close coupled WC, wall hung vanity unit with counter top hand wash basin and tiled shower enclosure. Tiled floor and splashbacks and Velux roof window and chrome heated towel rail.

OUTSIDE
The property can be approached to the side or front both over gravel driveways which provide ample parking for several vehicles.

The front garden is largely laid to lawn with attractive planting in the flower beds to which have been laid over with decorative bark chippings for ease of maintenance.

DOUBLE GARAGE
20'7" x 18'1"
A large double garage with electric insulated up-and-over door, supplied with light and power and with the option for extra storage in the roof space. Courtesy door to the rear providing access from the rear garden.

The rear garden is of a generous size and in keeping with the value and style of the property. With a wide porcelain tiled patio area which is ideally positioned for the afternoon and evening sun, access can be gained directly from the French doors from the dining/kitchen, lounge and sitting room. Timber fencing with additional pleached trees provide a good level of privacy.

SERVICES
All mains services are available or connected to the property.

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

FINANCIAL SERVICES

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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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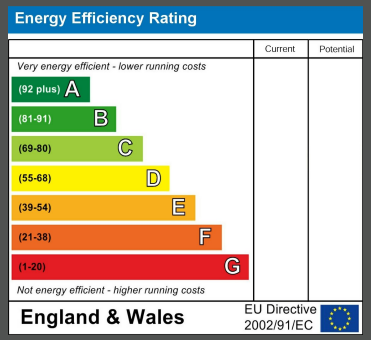
Grindell House, 35 North Bar Within
Beverley
East Riding of Yorkshire
HU17 8DB
01482 886200
beverley@qandc.net