





The Property Specialists

Grindell House, 35 North Bar Within, Beverley,  
East Riding of Yorkshire HU17 8DB  
Tel: 01482 886200 | Email: [beverley@qandc.net](mailto:beverley@qandc.net)  
[www.quickclarke.co.uk](http://www.quickclarke.co.uk)



**Grayburn Garden House, 31 Newbegin, Beverley HU17 8EG**  
**Guide Price £760,000**





- Characterful and interesting period house
- Close to the town centre and Westwood Pastures
- Ground floor annex (bedroom and shower room)
- Can offer upto 6 bedrooms (5 beds plus study)
- 4 reception rooms
- 3 bathrooms
- Southerly facing garden
- No onward chain
- Electric gated and two private parking spaces
- Council Tax Band: D, EPC Rating: G

This intriguing period house, dating back to 1745 and with historical connections documented in 'Historic Beverley,' offers a flexible layout, including a ground-floor annex for potential independent living.

Its prime location between Beverley town centre and the Westwood Pastures, combined with a south-facing garden, creates a bright and inviting atmosphere. The property retains many original period features and provides up to five bedrooms plus a study and four reception rooms.

Private parking is accessed through electric vehicular gates, and the property is offered with no onward chain. Viewing is recommended to appreciate both its unique character and flexibility.

LOCATION

The property is located on the South-Western side of Newbegin close to its junction with Westwood Road. This prime location lies equidistant between the town centre and the Westwood Pastures.

THE ACCOMMODATION COMPRESSES

GROUND FLOOR

ENTRANCE HALL

Originally an exterior passage and still showing characteristics of its heritage with exposed brickwork, Yorkstone flooring and beams to ceiling; a timber door provides access to the front elevation and to the rear opening onto the garden, with large skylight above.

LIVING ROOM

21'3" x 13'102 reducing to 9'9" (6.48m x 3.96m reducing to 2.97m)  
A fabulous extension to the rear of the property and with a Southerly aspect. French doors open onto the garden and windows to three aspects as well as two overhead skylights, freestanding wood burning stove set on a slate hearth and built-in bookcases. The room opens into a study to the rear.

DINING ROOM

15' x 14'11" (4.57m x 4.55m)  
Attractive white painted fireplace with cast iron insert housing gas living flame fire, cupboard in alcove to one side and double glass panelled doors opening into the living room.

STUDY

8'10" x 5'2" (2.69m x 1.57m)  
Door from the dining room and open archway into the living room.

BREAKFAST KITCHEN

17'6" x 14'10" (5.33m x 4.52m)  
A painted kitchen with granite work surfaces, inset double Belfast sink, tiled splashbacks, Yorkstone floor, part tiled panelled walls, double Aga set in fireplace with ovens and hot plates, window to the front elevation, steps up and open plan into the garden room.

GARDEN ROOM

17'6" x 9'7" (5.33m x 2.92m)  
Part vaulted ceiling, French doors opening onto the garden, varnished Yorkstone flooring, cast iron stove set in fireplace and built-in bookcase.

SEDAN ROOM

14'9" x 12'7" (4.50m x 3.84m)  
One of only two original sedan chair rooms in Beverley with the original open arched front now having floor to ceiling double glazed window, contemporary wall mounted radiator and stairs to the first floor with storage cupboard under. Beams to ceiling.

UTILITY ROOM

11'5" x 9'11" (3.48m x 3.02m)  
An extensive range of fitted cupboards, sink and drainer, space and plumbing for washing machine, hob, floor mounted boiler, overhead clothes airer and varnished Yorkstone floor.

LOBBY

Stairs to the first floor with cupboard under and window with original shutters to the front.

ANNEX

GARDEN BEDROOM

Allowing flexibility of use with window and door opening onto the garden, cupboard in alcove and gas fire.

BATHROOM

Three piece sanitary suite comprising walk-in shower, close coupled w.c. and pedestal hand wash basin, overhead skylight, chrome heated towel rail and partially tiled walls.

FIRST FLOOR

BEDROOM 1

12'10" x 15'4" (3.91m x 4.67m)  
A dual aspect room with windows to both front and rear, built-in wardrobes and hand wash basin.

BEDROOM 2

15' x 11'8" (4.57m x 3.56m)  
Painted cast iron fireplace, built-in wardrobe, vanity hand wash basin and window to the rear elevation.

BEDROOM 3

12'7" x 11'7" (3.84m x 3.53m)  
Cast iron fireplace with wooden surround and tiled hearth, cupboard in alcove to one side and window with original shutters to the rear elevation.

STUDY/BEDROOM 4

11'11" x 7'7" (3.63m x 2.31m)  
An extensive range of fitted wardrobes and window to the rear elevation.

BATHROOM

9'6" x 5'10" (2.90m x 1.78m)  
Three piece sanitary suite comprising freestanding roll top bath, close coupled w.c., pedestal hand wash basin, partially tiled walls and window to the rear elevation.

SECOND FLOOR

LANDING

9'4" x 7'6" (2.84m x 2.29m)  
Built-in cupboards.

BEDROOM 5

14'7" x 12'2" (4.45m x 3.71m)  
A dual aspect room with windows to both front and rear, cast iron fireplace and cupboards in alcoves to either side.



BATHROOM

9'2" x 4'9" (2.79m x 1.45m)  
Three piece sanitary suite comprising walk-in shower, vanity hand wash basin, close coupled w.c., tiled walls and floor, and overhead skylight.

LOFT SPACE

A fixed staircase leads up from the sedan room to a large loft space which has reduced head space. In addition there is a large cupboard housing the hot water tanks.

OUTBUILDINGS

Within the garden there are two inter-connecting outbuildings 19'4" x 12' and 16'6" x 12'. Connected through an internal door, there are windows overlooking the gardens and further storage in the roof space.

GARDENS AND PARKING

The property has an attractive and enclosed garden which is largely laid to lawn. Southerly facing and surrounded by walls, there is a Yorkstone seating area with ornamental pond and steps leading up to the lawn.

To the rear of the garden is the parking. Accessed through electric vehicular gates which belong to the neighbouring newly built property, and which will be owned and managed by them, a driveway leads over a right of way to the parking spaces. Further, parking for the property could be extended by converting one of the outbuildings to either a carport or garage.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

TENURE

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



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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