



Quick & Clarke

PROPERTY SPECIALISTS

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23A Woodlands, Beverley HU17 8BT
£895,000

- Magnificent Victorian residence; Located between town centre & Westwood
- Approximately 2,400 square feet
- 5 bedrooms; 2 receptions
- Stunning kitchen day room
- Beautiful gardens; Extensive car parking (up to 6 cars)
- Garage, workshop & greenhouse
- EPC Rating: Top of D. Council Tax Band: F

Occupying one of Beverley's most sought after residential positions, 23a Woodlands is perfectly placed between the stunning open pastures of Beverley Westwood and the heart of this historic Georgian market town which offers an array of individual shops, restaurants and leisure amenities. This magnificent home represents a rare opportunity indeed to acquire a substantial family home of incredible character and quality. Extending to approximately 2,000 square feet, the property effortlessly combines the timeless period elegance of the Victorian era with the practical needs of modern family living. The beautiful Victorian facade only hints at the wealth of original features that await inside and throughout the house beautifully preserved period details sit comfortably alongside carefully considered contemporary improvements, creating a home that is both rich in heritage and ideally suited to 21st century life.

The accommodation is particularly well proportioned and thoughtfully arranged, offering two elegant reception rooms which provide versatile living space and are ideal for both formal entertaining and relaxed family life. Further characterful features include high ceilings, original joinery, decorative cornices and ceiling roses along with feature fireplaces and large sash windows, which all combine to create rooms of warmth, character and natural light. The heart of the home however is undoubtedly the amazing kitchen day room which is flooded with natural light and designed with the family in mind. This wonderful space provides a perfect setting for cooking, including an Aga, dining and everyday living. It is generously proportioned to make it equally suited to entertaining on a grand scale or enjoying quieter moments overlooking the beautiful garden to the rear. The kitchen is complemented by the practical utility room with w.c., while the original cellar provides a super additional storage facility. There are five good size bedrooms arranged over first and second floors offering flexible accommodation for growing families, guests or even those working from home. Two well appointed bathrooms serve the bedroom accommodation combining modern convenience with sympathetic styling that complements the character of the house. Externally, the property occupies a particularly generous plot that is in every way as impressive as the house itself. Extensive off-street parking is available to both the front and rear, comfortably accommodating at least four vehicles, whilst a substantial double garage is complemented by the outstanding detached workshop which itself extends to approximately 550 square feet. This highly versatile space offers endless opportunities whether for a classic car enthusiast, home business, studio, gym or hobbyist. The rear gardens are a delight and have been lovingly cultivated to create a private and colourful oasis. The lawn is framed by beautifully designed herbaceous borders, carefully planted to ensure colour throughout the year, whilst the Jerusalem limestone paved seating terraces offer a wonderful space for outdoor entertaining or simply relaxing in the peaceful surroundings. A classic greenhouse offers a perfect environment for keen gardeners to nurture plants throughout the seasons.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

RECEPTION HALL
15'8" x 7'6" (4.78m x 2.29m)

LIVING ROOM
18' x 15' (5.49m x 4.57m)

INNER HALLWAY

SITTING ROOM
14'8" x 13'10" (4.47m x 4.22m)

KITCHEN DAY ROOM
27' x 14' (8.23m x 4.27m)

UTILITY
9' x 5'6" (2.74m x 1.68m)

FIRST FLOOR

LANDING

BEDROOM 1
15'3" x 11'8" (4.65m x 3.56m)

STUDY AREA

BATHROOM

BEDROOM 2
14' x 10'10" (4.27m x 3.30m)

BEDROOM 3
10'4" x 8'10" (3.15m x 2.69m)

SECOND FLOOR

LANDING

BEDROOM 4 with EN-SUITE SHOWER ROOM
15' x 13' (4.57m x 3.96m)

BEDROOM 5
11'5" x 11'4" (3.48m x 3.45m)

OUTSIDE

OPEN FRONTED GARAGE
16' x 9'6" (4.88m x 2.90m)

CLOSED GARAGE
16'6" x 9' (5.03m x 2.74m)

WORKSHOP
29'6" x 18'6" (8.99m x 5.64m)

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).

VIEWING

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

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

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



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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 errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given. Made with Metapix v2.020