Quick & Clarke
PROPERTY SPECIALISTS

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Beck Farm, 22 Eastgate, North Newbald YO43 4SD

£1,000,000

Beverley | Cottingham | Hornsea | Willerby

- Exceptional layout - living accommodation wraps around private South facing garden
- Idyllic village setting - a handsome local stone residence fronting the beck
- Timeless period character - original stone floors, beamed ceilings & historic roof trusses
- Superb flexible accommodation - 4,140 square feet internally
- 5 bedrooms with 5 bathrooms including a separate guest/independent living wing
- Stunning kitchen - a light filled heart of the home with an Everhot stove
- Handcrafted Accoya double glazed windows - 3 multi-fuel stoves & classic cosy styling
- Extensive parking - multiple garages - electric gated access
- EPC Rating: E Council Tax Band: G

This is one of only a few unique properties that seems to have all the ingredients to create a beautiful family home.

Positioned in an idyllic central village location fronting onto the beck, this handsome double-fronted residence is constructed of the warm local stone and blends historic, cosy character with a truly superb setting.

Reception/Living Rooms

At the centre of the property lies a magnificent, light-filled kitchen and breakfast room. This space serves as the true anchor of the home, featuring beautifully crafted cabinetry, large centre island/breakfast bar, quartz worktops and an electric Everhot stove. Two skylights and French doors invite natural light to pour in, opening directly onto the South-facing garden terrace. Practicality is equally well-considered, with a large utility room and a bespoke boot room.

The living spaces are designed to wrap around three sides of the private garden, creating a sheltered and cohesive layout that caters to every requirement of a growing family. The reception rooms include an impressive sitting room - double-height and spanning over 28 feet and featuring bifold doors and newly laid parquet flooring, a cosy snug, a dining room, a office/library, a games room - with space for a billiard table, and a further family room - which are linked by glazed internal doors and an oversized barn door that nods to the building's history.

Bedrooms

The accommodation is attractively arranged to provide privacy for guests and residents alike. The Southern wing (accessed from the games room) serves as an ideal guest/independent living retreat with two en-suite bedrooms. In the main part of the house, the principal suite has a dedicated dressing room and a bathroom featuring underfloor heating. The two further bedrooms are generously proportioned doubles with en-suite facilities.

Gardens and Outbuildings

The Southerly-facing courtyard garden was professionally landscaped in 2024 to create an incredibly private sanctuary. Three limestone terraces offer the perfect setting for al fresco dining, overlooking a manicured lawn and architectural topiary.

Access is gained through secure electric gates leading to a large gravelled parking area and a substantial stone-built range of garages. These includes a triple garage currently utilised as a gym and workshop, alongside a further double garage with a versatile first-floor storage room - all offering great flexibility of useage.

LOCATION
The property is located on the south side of Eastgate close to the centre of the village and fronting onto the beck. North Newbald is situated at the foot of the Yorkshire Wolds and is a well-regarded residential village centred on an expansive village green and lying just off the A1034 which links the M62 with Market Weighton, Pocklington and York. Local facilities including a fine Norman church, a village hall, two public houses and a primary school. A broader array of amenities can be found in the small market town of Market Weighton with shops, a library and Tesco some 4 miles distant, Beverley 9 miles, Hull 12 miles and York 24 miles. There is also ease of access onto the A63/M62 and national motorway network beyond.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM
28'10" x 14'9" (8.79m x 4.50m)

KITCHEN/BREAKFAST ROOM
19'5" x 22'11" (5.92m x 6.99m)

DINING ROOM
14'2" x 13'9" (4.32m x 4.19m)

GAMES ROOM
28'1" x 14'1" (8.56m x 4.29m)

FAMILY ROOM
14'5" x 14'3" (4.39m x 4.34m)

SNUG
13'5" x 14'2" (4.09m x 4.32m)

OFFICE
16'4" x 11'6" maximum (4.98m x 3.51m maximum)

UTILITY ROOM

DOWNSTAIRS CLOAKROOM

FURTHER SEPARATE W.C.

REAR LOBBY

FIRST FLOOR

LANDING

PRINCIPAL BEDROOM
14'2" x 13'9" (4.32m x 4.19m)

DRESSING ROOM

EN-SUITE BATHROOM

BEDROOM 2
14'5" x 12'7" (4.39m x 3.84m)

EN-SUITE SHOWER ROOM

BEDROOM 3
14'4" x 14'10" (4.37m x 4.52m)

EN-SUITE BATHROOM

BEDROOM 4
13'1" x 14'2" (3.99m x 4.32m)

EN-SUITE SHOWER ROOM

BEDROOM 5
13'6" x 14'2" (4.11m x 4.32m)

EN-SUITE SHOWER ROOM

OUTSIDE

TRIPLE GARAGE/WORKSHOP
49'6" x 17'5" (15.09m x 5.31m)

FURTHER DOUBLE GARAGE WITH STORAGE OVER
18'5" x 18'1" (5.61m x 5.51m)

SERVICES
Mains water, electric and drainage are available or connected to the property.

CENTRAL HEATING
The property benefits from LPG gas fired central heating with two boilers.

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

GROUND FLOOR
2622 sq.ft. (243.6 sq.m.) approx.

1ST FLOOR
1294 sq.ft. (120.2 sq.m.) approx.

ROOMS WITHOUT GARAGING

TOTAL FLOOR AREA : 3916 sq.ft. (363.8 sq.m.) approx.

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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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.