





The Property Specialists

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



Broadview Nurseries , Woodmansey, Beverley HU17 0TP
£725,000

- Approaching 4 acres (3.88 acres); Over 2,000 sq ft internally
- Large 5 bedroom detached bungalow
- Private tucked away location
- Stabling and several outbuildings
- 9 stables (6 in barn plus additional 3 on field)
- Herringbone draining system to paddocks (advised by vendor)
- Semi-rural private location
- Ideal for Equine/Liveries, Dog Kennels or Market Garden/Smallholding (subject to planning).
- EPC Rating: Awaited
- Council Tax Band: D

A rare opportunity to acquire a large five bed detached bungalow situated on a superb free draining plot which approaches 4 acres (3.88 acres). Offering seven large outbuildings plus nine stables, the property has extensive fenced paddocks which will suit anyone who has either their own horses or would like the opportunity to run a livery yard (subject to the necessary permissions) or small holding.

The large bungalow has a homely feel and incorporates an attractive living kitchen, five well proportioned bedrooms, a generously sized living room with multi-fuel coal/wood burning stove, bathroom and integral garage. In addition there is also a cloakroom and office. Facing onto extensive landscaped gardens; viewing of the property is highly recommended.

LOCATION

The property is located on a small private lane and in a tucked away position leading off Hull Road close to St. Peter's Church in Woodmansey. Situated between Beverley and Hull, the property is in a very convenient location for accessing the amenities of both, however the semi-rural feel of the location belies this convenience.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

17'9" x 6'1" (5.41m x 1.85m)
Of an L-shape and with uPVC stained glass panelled front door, large storage cupboard and integral door leading through into the garage. Doors lead off into the bedrooms, living room and kitchen.

LIVING ROOM

14'9" x 19'4" (4.50m x 5.89m)
A very well proportioned room with a light and bright ambience courtesy of the two windows to the front elevation and French doors and windows to the side leading onto the garden. The focal point of the room is a multi-fuel coal/wood burning stove set in a fireplace with tiled hearth.

LIVING/DINING KITCHEN

15'5" x 15'6" (4.70m x 4.72m)
An attractive kitchen offering a good range of wall and base storage units with granite work surfaces and centre island with solid wood top, porcelain sink and drainer, five-ring gas Range with integral ovens and extractor, laminate floor, window overlooking the garden and wall mounting for television.

UTILITY ROOM

11' x 9'7" (3.35m x 2.92m)
Porcelain Belfast sink, space and plumbing for washing machine, laminate flooring and uPVC glass panelled door opening onto the garden with window to one side.

CLOAKROOM

Low level w.c. and window to the side aspect.

OFFICE/STUDY

11'8" x 7'7" (3.56m x 2.31m)
Laminate flooring.

BEDROOM 1

11'11" x 17'4" (3.63m x 5.28m)
A large double bedroom with windows to both the rear and side aspect and built-in wardrobes. Mounting on the wall for a television.

BEDROOM 2

7'7" x 11'10" (2.31m x 3.61m)
Window to the side aspect.

BEDROOM 3

7'7" x 11'10" (2.31m x 3.61m)
Window to the side aspect.

BEDROOM 4

11'10" x 7'7" (3.61m x 2.31m)
Window to the side aspect.

BEDROOM 5

11'10" x 7'7" (3.61m x 2.31m)
Window to the side aspect.

BATHROOM

A large tiled bathroom with a four piece sanitary suite comprising corner bath, low level wc, vanity hand wash basin and shower cubicle. Cupboard housing the hot water tank and window to the side aspect.

INTEGRAL GARAGE

20'3" x 11'8" (6.17m x 3.56m)
Electric up-and-over door, integral door from hallway and oil fired boiler.

OUTSIDE

A driveway leads off from Barmston Lane and leads up to the integral garage. A timber gate to side of the property provides access into the extensive gardens and with the front door overlooking the attractive pond. The garden is largely laid to lawn with a large ornamental pond having a timber bridge which leads from the front door onto a very wide decked patio area. There is a brick BBQ and both timber and brick shed to one side with a further larger brick outbuilding to the rear of the garden. From there a vehicular gate provides access onto a small forecourt/stock yard which sits in front of the larger barn which has six stables, a w.c., sink and tack room within it. Adjacent to this is a further agricultural shed used for storage. Three additional stables to field.

The paddocks are extensive and split into two areas and we are advised by the vendor that a Herringbone drainage system has been fitted. Within the paddocks there is a further large shelter which is currently used for horses.

SERVICES

Mains water, electricity and drainage are available or connected to the property. The property also benefits from LPG gas to the kitchen Range Master cooker.

CENTRAL HEATING

The property benefits from an oil fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

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

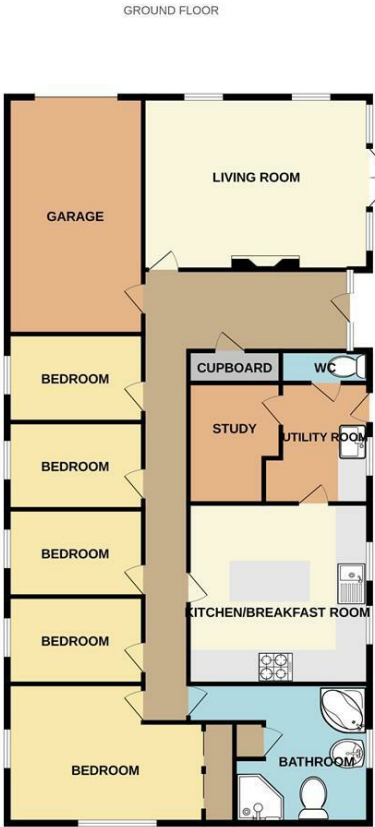
VIEWING

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

FINANCIAL SERVICES

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



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While 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. Made with MapInfo 6.0/2004