



The Old Farmhouse, North End, Bishop Burton HU17 8JJ
£1,500,000

- Absolutely incredible period farmhouse & land
- Incredibly well maintained & presented
- Stunning manicured gardens & paddock
- Recently constructed 3-bay garage & wagon shed
- 4 reception rooms; 5 bedrooms; 3 en-suite
- Amazing 40' kitchen day/room
- Large terrace seating area
- Eclectic mix of modern & period features
- Outstanding village location
- EPC Rating: Awaited; Council Tax Band: G

Certainly one of the finest, most beautifully presented and well cared for, Grade II listed former farmhouses in one of Beverley's most sought after villages.

It is difficult to convey the high quality, the outstanding presentation and the desirability of such an incredible house, but rest assured you are guaranteed to fall in love with this stunning home. The Old Farmhouse extends to in excess of 4,500 square feet offering an eclectic mix of modern and period features, and having such versatile accommodation that it will suit all lifestyle requirements. There are four reception rooms to the ground floor along with the most amazing 40' kitchen/day room, complemented by the expansive utility and cloakroom. At first floor all three bedrooms have en-suite facilities and two of them also benefit from dressing rooms. The further two attic bedrooms are beautifully light and spacious and would suit a variety of uses.

The plot extends to approximately 4.8 acres having manicured gardens with a delightful 'secret' kitchen garden, expansive terrace seating areas and a superbly maintained paddock with mature tree planting. Finally for the outdoor enthusiast there is a purpose-built 3-bay garage/workshop with attached open wagon bay, a brick built 'BBQ house' and a delightful purpose-built summer house.

Houses of this outstanding quality are rarely available and one should not miss the opportunity to acquire one of the finest houses on the market in the East Riding at the moment.

LOCATION

Bishop Burton is a former Estate village in a well-known and highly regarded picturesque setting surrounded by open countryside. The village offers an attractive pond, well renowned public house and general store and is also served by the historic market town of Beverley with its wider range of amenities and attractive open pastures of Beverley Westwood.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

RECEPTION HALL

Tiled floor and radiator.

CLOAKROOM

Low level w.c., vanity wash basin, tiled floor and chrome towel radiator.

LIVING ROOM

29'4" x 15' (8.94m x 4.57m)

Feature brick inglenook fireplace with further fireplace having log burning stove on a stone hearth, beamed ceiling, built-in fireside cupboards, sealed unit double glazed window, sash windows and two radiators.

DRAWING ROOM

25' x 16'2" (7.62m x 4.93m)

Overlooking the beautiful gardens to the rear with ornate marble fireplace and cast iron inset, ceiling cornicing, sealed unit double glazed windows to two elevations and two radiators.

GARDEN ROOM

16'4" x 15'6" (4.98m x 4.72m)

Delightful views to the rear, tile floor, down lighters, sealed unit double glazed windows to two elevations and radiator.

SITTING ROOM

16'3" x 15'5" (4.95m x 4.70m)

A delightful period room with built-in fireside cupboard, sealed unit double glazed and sash windows to two elevations along with radiator.

REAR RECEPTION HALL

Tiled floor, sealed unit double glazed window and door to outside.

UTILITY ROOM

10'7" x 9'2" (3.23m x 2.79m)

Extensive range of fitted units with single drainer sink unit, tile floor, wall mounted gas fired central heating boiler and sealed unit double glazed window.

KITCHEN

20'10" x 16'5" (6.35m x 5.00m)

A stunning light and spacious room with modern kitchen and island having granite work surfaces incorporating two integrated sinks, wine fridge, space for Range, built-in fridge freezer, dishwasher and sealed unit double glazed windows. Open to:

DAY ROOM

21'3" x 16'4" (6.48m x 4.98m)

Feature brick fireplace with stone hearth and log burner, exposed king trusses, two sets of French doors to external terrace seating area and sealed unit double glazed windows.

FIRST FLOOR

LANDING

Sash windows with mezzanine storage cupboard, built-in airing cupboard having hot water cylinder with electric immersion heater and radiator.

BEDROOM SUITE 1

DRESSING ROOM

15'10" x 15'4" (4.83m x 4.67m)

Having an extensive range of fitted wardrobes, drawers and dressing table with sash window and radiator.

BEDROOM

25' x 16'4" (7.62m x 4.98m)

Sealed unit double glazed windows to two elevations, down lighters and two radiators.

EN-SUITE BATHROOM

11' x 9'10" (3.35m x 3.00m)

Panelled bath with separate shower in corner cubicle, vanity wash basin and low level w.c., part tiled walls, sealed unit double glazed skylight and vertical towel radiator.

BEDROOM SUITE 2

DRESSING AREA

Range of fitted wardrobes.

BEDROOM

25' x 16'1" (7.62m x 4.90m)

Sealed unit double glazed windows to two elevations with skylight, down lighters and two radiators.

EN-SUITE

10'10" x 9'10" (3.30m x 3.00m)

Freestanding slipper style bath on pedestal, vanity wash basin on timber frame, separate shower in corner cubicle and low level w.c., sealed unit double glazed window, down lighters and chrome towel radiator.

BEDROOM 3

15'4" x 12'8" (4.67m x 3.86m)

Range of fitted wardrobes, drawers and dressing table, sealed unit double glazed window, sash window and radiator.

EN-SUITE

11'9" x 6' (3.58m x 1.83m)

Modern suite comprising P-shaped bath with shower over, vanity wash basin and low level w.c., tile effect flooring, down lighters and radiator.

SECOND FLOOR

BEDROOM 4

25' x 12'10" max restricted headroom in part (7.62m x 3.91m max restricted headroom in part)

Built-in cupboard, timber floor, exposed roof timbers, sealed unit double glazed window and two radiators.

BEDROOM 5

16'5" x 9'5" max restricted headroom in part (5.00m x 2.87m max restricted headroom in part)

Eaves storage cupboards, sealed unit double glazed window and radiator.

OUTSIDE

The property is approached via a traditional forecourt style garden with metal rail fencing and gate leading to the front door. At the side of the property is a delightful walled 'secret' garden with lawned area, flower beds and greenhouse, accessed via a covered storage area housing an extensive timber store with external w.c. and emergency backup generator to provide constant energy supply to the property in case of power cuts.

Directly to the rear of the house is a substantial stone terraced seating area served by the lovely summer house and brick built BBQ room 12'6" x 11' having stone floor with brick chimney breast, currently fitted with a log burning stove.

Beyond the terrace area is a substantial tarmac parking facility along with further well manicured lawned gardens and mature trees.

The property benefits from two separate accesses, both of which have electric gates linked in and served by the internal CCTV security system.

GARAGE/WORKSHOP BUILDING

Recently constructed having cavity walls is a 3-bay garage with cedarwood electric remote controlled doors, along with a further open storage wagon bay. The garage/workshop benefits from light and power along with an electric car charger and sealed unit double glazing.

PADDOCK AREA

Beyond the gardens is the most beautifully maintained paddock area with mature tree planting.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from sealed unit 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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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.