Quick & Clarke
PROPERTY SPECIALISTS

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Burstwick House Back Lane, Burstwick HU12 9EG

Guide Price £795,000

Beverley | Cottingham | Hornsea | Willerby

- Fine Georgian residence
- Approximately 3,500 square feet
- Exceptionally well-maintained
- Light and spacious
- Combination of period and modern living
- 1.2 acre plot
- Adjoins open countryside
- Garage/workshop
- Council tax band G
- EPC rating F

Burstwick House is an outstanding Grade II Listed residence which has been meticulously maintained and upgraded by the current owners, and now provides an incredibly light and spacious family home offering an eclectic combination of period and contemporary living to make this, in the agent's opinion, one of the finest properties available in the East Riding of Yorkshire.

The accommodation is extremely versatile and would suit all types of families as well as those working from home and one could hardly find a more idyllic location on a site extending to approximately 1.2 acres and adjoining open countryside.

LOCATION

Burstwick itself is a medium sized Holderness village situated between the B1362 and A1033 about 3 miles east of Hedon and about 2 miles north-east of Thorngumbald. Facilities include a small number of village shops, two public houses and a primary school (children attend South Holderness School at Preston for secondary education).

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
With period return staircase to first floor and radiator.

INNER HALLWAY
Built-in cupboards and access to cellar.

CLOAKROOM
Having low level WC with wash basin and built-in cupboard, sash window, tiled floor and radiator.

SITTING ROOM
17'9 x 14'10 (5.41m x 4.52m)
Feature marble fireplace with period style cast iron inset and open fire. Bow and sash windows with shutters to two elevations, ceiling cornice and radiator.

DINING ROOM
18' x 14'6 (5.49m x 4.42m)
Period marble fireplace with brick inset and open fire grate, sash and bow windows to two elevations, ceiling cornice and radiator.

LIVING ROOM
22' x 15' (6.71m x 4.57m)
Large inset feature brick fireplace with open fire and substantial timber mantle, built-in fireside cupboards with bookshelves above and French doors to terraced entertaining space. Ceiling cornice, timber floor, bow window and cast iron radiator.

KITCHEN
17'9 x 14'6 (5.41m x 4.42m)
Offering an extensive range of base and eye level units including a centre island all with granite worksurfaces and boasting a four-oven Aga. With twin wash basins, integrated dishwasher, travertine tiled flooring, bow window and cast iron style radiator. The kitchen is open to and integrates wonderfully with the orangery.

ORANGERY
17' x 13'6 (5.18m x 4.11m)
A recent addition to Burstwick House, a splendid handmade brick and timber double glazed orangery having a lantern style roof, timber effect flooring and a cast iron style radiator along with French doors out to the garden.

UTILITY ROOM
14'8 x 8'5 (4.47m x 2.57m)
Fitted units with quartz worksurfaces incorporating a Belfast sink and plumbing for an automatic washing machine. Substantial storage cupboard, wine fridge, travertine floor and doors to both front and rear.

FIRST FLOOR

LANDING

BEDROOM 1
17'9 x 14'10 (5.41m x 4.52m)
Having a range of fitted wardrobes along with built-in fireside wardrobes, ceiling cornice, sash window and radiator.

EN-SUITE SHOWER ROOM
8'8 x 5'5 (2.64m x 1.65m)
Shower in cubicle, pedestal wash basin, bow window and radiator. This en-suite also intercommunicates with Bedroom 3.

BEDROOM 2
17'10 x 14'7 (5.44m x 4.45m)
Feature period fireplace with cast iron inset and built-in fireside wardrobes, ceiling cornice, sash window and radiator.

BEDROOM 3
15' x 16'4 narrowing to 13' (4.57m x 4.98m narrowing to 3.96m)
Period fireplace with built-in fireside cupboards, sash window and radiator along with access to the en-suite shower room.

BEDROOM 4
11' x 8' (3.35m x 2.44m)
Sash window, built-in cupboard and ceiling cornice.

FAMILY BATHROOM
8'3 x 7' (2.51m x 2.13m)
Three piece suite comprising panelled bath with shower over, pedestal wash basin and low level WC, tiled floor and walls, sash window and radiator.

SECOND FLOOR

GUEST SUITE

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.

GUEST BEDROOM
15'7 x 11'4 (restricted head height 4') (4.75m x 3.45m (restricted head height 1.22m))
Feature painted exposed brickwork wall and chimney breast with roof trusses, Yorkshire sash window and radiator.

GUEST BATHROOM
17'10 x 11'4 (restricted head height 4') (5.44m x 3.45m (restricted head height 1.22m))
Substantial tile enclosed bath with pedestal wash basin and low level WC, exposed roof trusses, Yorkshire sash window and radiator.

OFFICE
21'4 x 11'9 (restricted head height 4') (6.50m x 3.58m (restricted head height 1.22m))
Sealed unit double glazed dormer window with exposed roof trusses and radiator.

OUTSIDE
The property stands on a wonderful plot extending to approximately 1.2 acres and adjoining open countryside.

Burstwick House is approached via a substantial sweeping gravel driveway with turning circle and extensive parking facility.

At the rear of the house is a wonderfully spacious paved terraced entertaining space benefitting from a Westerly aspect and overlooking the substantial lawned garden with mature tree setting and extensive planting beds.

To the side of the property is a substantial former barn which now offers covered parking along with workshop and storage facility.

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

CENTRAL HEATING
The property benefits from an oil fired central heating system.

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

COUNCIL TAX
The Council Tax Band for this property is Band G.

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

EPC RATING
For full details of the EPC rating of this property please contact our office.

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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