



Dee Atkinson & Harrison

WHITE LODGE, ST. GILES CROFT, BEVERLEY, EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS

WHITE LODGE ST. GILES CROFT BEVERLEY HU17 8LA

**AN IMPRESSIVE SINGLE STOREY RESIDENCE
ON A 0.83 ACRE SITE PROVIDING FURTHER
DEVELOPMENT POTENTIAL IN A PRIME LOCATION
WITHIN THE TOWN.**

White Lodge is a spacious individual detached bungalow in a secluded setting within this premier location in the town. Few homes situated so close to the town centre and Westwood benefit from such a substantial plot, over 0.8 of an acre, and the property has been positioned on the site so as to leave potential for further development, which could include additional building onto or alterations to White Lodge, or possibly the erection of a second dwelling (subject to planning consent). The property dates from circa 1988 and generous principal rooms have mainly south and west aspects that take in the surrounding grounds, with trees and high walls to two boundaries creating a superb private environment. A programme of upgrading is now required to the current accommodation, and there is tremendous potential for a developer or discerning private individual to create a stunning home(s) in a most attractive and convenient setting.



LOCATION

The property is within half a mile of many of the central amenities of this thriving market town. Beverley's Georgian town centre includes a partly pedestrianised shopping area with a blend of national chain and individual specialist retailers as well as a particularly good choice of bars, cafés and restaurants. The town also has a modern shopping and entertainment complex at the Flemingate centre, a modern sports centre with swimming pool, clubs for rugby, tennis, cricket and golf plus a racecourse on the famous Westwood Pastures. Minster CE Primary school lies adjacent to St Giles Croft and feeds to the Beverley Girls High School and Boys Grammar School. Beverley is eight miles north of Hull, the UK City of Culture in 2017 and facilities there include the port and main line rail route to London.

THE ACCOMMODATION COMPRISES:

STORM PORCH

Tiled floor and radiator.

CLOAKROOM

SEPARATE WC

Low level toilet suite and floral pattern wash basin. Radiator.

DINING HALL

Three radiators and four wall light points.

DRAWING ROOM

A limestone fireplace includes an open fire grate. Two radiators. French doors to west terrace.

SITTING ROOM

Features a tile fireplace with timber fire surround and fitted low bookshelves and drawers to one alcove. Radiator, air conditioning and multi-paned glazed doors opening to:

CONSERVATORY

Glass roof and two sets of double doors to terrace. Radiator.

STORE ROOM

With fitted shelving and two built-in cupboards.

LIVING KITCHEN

An extensive arrangement of cabinets are fitted to all walls including base, wall and full height fitments with worktops including two single drainer sinks, island unit, large corner fridge, two electric ovens and electric hob. Two radiators.

PANTRY

Includes a marble cold shelf.

UTILITY ROOM

Fitted with base and wall storage units including a single drainer sink unit, plumbing for automatic washing machine and two radiators.

WORKSHOP / POTENTIAL BEDROOM FOUR

Radiator.

INNER HALLWAY

Includes cupboard with hot water tank (fitted electric immersion heater), two radiators and gives access to the wing of bedroom accommodation including:

MASTER BEDROOM

Three radiators and air conditioning.

DRESSING ROOM

Fitted with hanging rails, shelves and drawers.





EN SUITE BATHROOM

A spacious room fitted with a panelled bath, separate walk-in shower enclosure with a plumbed shower fitment, bidet, pedestal wash-hand basin and low level toilet suite. Radiator and heated towel radiator.

BEDROOM TWO

With fitted wardrobes and a central dresser to one wall, pedestal wash-hand basin and radiator. Loft access with fixed foldaway ladder.

BEDROOM THREE

With fitted wardrobes, radiator and window shutters.

FAMILY BATHROOM / WC

Includes panelled bath, pedestal wash-hand basin and low level toilet suite. Radiator and heated towel rail. Extractor fan.

EXTERNAL

OUTBUILDINGS

The property includes an integral boiler house with gas central heating boiler and two attached brick stores.

DOUBLE GARAGE

With two electrically operated up-and-over doors. Workshop space plus integral wine store and garden toilet with WC and wash basin.

GARDEN AND GROUNDS

Double gates opening from the head of the private driveway section of St. Giles Croft lead into a gravel driveway and forecourt area that is enclosed by high walls. To the north-east of the bungalow a gravelled courtyard has gate for pedestrian access out to Westwood Road and includes the following buildings set adjacent to the high brick boundary walls:

SOUTH-FACING GREENHOUSE

(23'6" x 9'0" / 7.16m x 2.74m)

WEST-FACING GREENHOUSE

(27'0" x 11'0" / 8.23m x 3.35m)

GARDEN STORE

(18'0" X 21'0" / 5.49m x 6.40m)

Includes a gas boiler providing heating to the greenhouses which also have electricity and water supplied.

GARDENS

The principal area of formal garden is to the west of the bungalow where there is a stone paved terrace and a low retaining wall to a lawn. A gravel walkway extends around the lawn and there are retained borders of shrubs and perennials. The garden has a backdrop of dense tree and shrub planting along the west boundary. A large area of the plot on the south side of the dwelling has been used as a vegetable and fruit plot. This presents scope for further landscaping, possibly a tennis court or swimming pool, or further development of the property as required. A belt of shrubbery and mature trees to the east side of the approach road is also part of this property.




PRICE

Offers over £1,000,000 are invited.

FLOOR AREA DISCLAIMER

The floor area given is an approximate internal area including all rooms and structures shown on the floorplan. This includes garages shown on the floorplans, conservatories and eaves cupboard areas. The floor area is provided for general information purposes only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	68
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

HEATING AND INSULATION

The property has gas fired radiator central heating, air conditioning in some rooms and sealed unit double glazing in timber window frames.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

The property is freehold and offered with vacant possession on completion.

VIEWINGS

Please use the following link to undertake a video tour:

<https://my.matterport.com/show/?m=1KqAS3M2iJn>

Personal viewing is subject to Covid-19 guidelines. Telephone: 01482 866844.

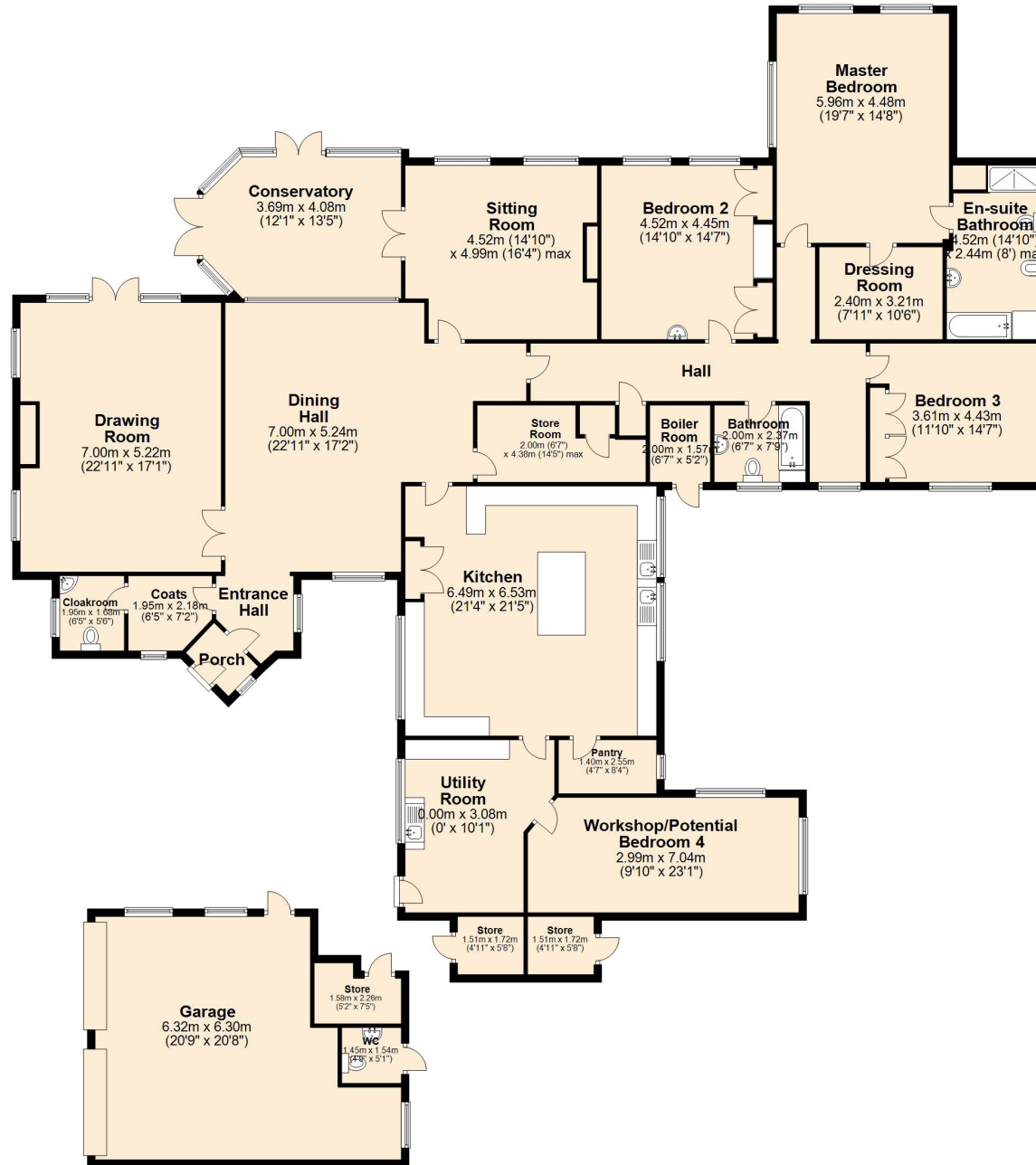
COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'G' (verbal enquiry only).



Floor Plan

Approx. 392.4 sq. metres (4224.0 sq. feet)



Total area: approx. 392.4 sq. metres (4224.0 sq. feet)





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