



Beverley House Scarborough Road Norton, North Yorkshire YO17 8EF

£575,000

Beverley House is a Victorian five bedroom period house located a short distance outside of Norton and is set within extensive grounds. Over recent years the house has been renovated by the current vendors whilst retaining many original features.

The house dates from the Victorian period although it is believed to have earlier origins. It benefits from a practical, family layout at the heart of which is a 37ft dining kitchen overlooking the garden. There are four reception rooms, as well as two halls, cloakroom and a utility room. Over the upper two floors are a total of five bedrooms, including a master bedroom with en-suite bathroom. In addition there is a box room, house bathroom and wet room. Tastefully decorated throughout, there is gas central heating and UPVC double-glazing.

Malton and Norton are popular market towns offering plenty of local facilities including shops, pubs, primary and secondary schools and a train station with regular connections to Leeds, Scarborough and York with its regular London services. The A64, which bypasses Malton, provides good access to the East Coast and the west towards York, Leeds and the wider motorway network. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

EPC Rating D

COVERED PORCH

Front door leading to -

ENTRANCE HALL

14'1" x 5'11"

Staircase to the first floor, coving, wood flooring.

SITTING ROOM

18'1" x 12'2" (5.5m (into bay) x 3.7m)

Bay window to the front aspect and double door opening to the garden, open fireplace with original, marble surround, cast iron inset and stone hearth, coving, picture rail, TV point, recessed cabinet, radiator.

GARDEN ROOM

18'4" x 15'5" (5.6m x 4.7m)

Triple aspect room with vaulted ceiling and French doors opening onto the garden. Travertine tiled floor, television point and radiators.

DINING ROOM

18'1" x 12'2" (5.5m (into bay) x 3.7m)

Bay window to the front aspect, coving, picture rail, feature fireplace and fireside cupboard, radiator. Double doors opening to the Dining Kitchen.

KITCHEN/DINING ROOM

37'1" x 13'1" (11.28m'0.30m" x 3.96m'0.30m")

Windows to the front and rear aspect, range of bespoke kitchen cabinets by Hovingham Interiors with solid oak worktops, Belfast sink with granite drainer, multi-fuel range cooker, integrated fridge freezer and dishwasher, cast iron wood burning stove set within an exposed brick chimney breast, coving and recessed spotlights, radiators and door to garden.

REAR HALL

Thermostat, coat hooks and radiators, door to the rear porch.

UTILITY ROOM

7'10" x 7" (2.4m x 2.3m)

Window to the rear aspect, Quarry tiled floor, range of base units incorporating a stainless steel sink unit, space for washing machine, cupboard housing the gas fired boiler and hot water cylinder.

CLOAKROOM

8'2" x 3'3" (2.5m x 1.0m)

Window to the rear aspect, low flush WC and wash basin, coving.

STUDY

11'6" x 11'6" (3.5m x 3.5m)

Window to rear aspect, feature fireplace with wood surround, coving, dado rail and radiator.

FIRST FLOOR LANDING

Window to the front aspect staircase to the second floor, coving, dado rail and walk-in linen cupboard.

MASTER BEDROOM

14'5" x 14'1" (4.4m x 4.3m)

Window to the front aspect, coving and radiator.

EN-SUITE BATHROOM

10'10" x 9'2" (3.3m x 2.8m)

White suite comprising free standing roll top bath on claw feet, wash basin and low flush WC, roof light to the rear, radiator/towel rail.

BEDROOM TWO

14'5" x 13'9" (4.4m x 4.2m)

Window to front and side aspect, coving, radiator.

BEDROOM THREE

11'5" x 11'1" (3.5m x 3.4m)

Window to the rear and two to the side aspect, radiator.

HOUSE BATHROOM

13'5" x 8'2" (4.1m x 2.5m)

Window to rear aspect, white suite comprising: bath with shower over, wash basin and low flush WC, extractor fan and heated towel rail.

BOX ROOM

7'10" x 4'7" (2.4m x 1.4m)

Window to the rear, loft hatch, coving.

SECOND FLOOR LANDING

Sash window to the rear aspect, power points

BEDROOM FOUR

14'5" x 13'9" (4.4m x 4.2m)

Skylight, vaulted ceiling and radiator, power points

BEDROOM FIVE

14'5" x 13'9" (4.4m x 4.2m (max))

Skylight, vaulted ceiling, radiator, power points

WET ROOM

5'3" x 3'11" (1.6m x 1.2m)

Window to the front aspect, white low flush WC, wash basin and shower, extractor fan, fully tiled walls and floor, heated towel rail.

OUTSIDE

Beverley House is set within large, well maintained grounds, the gardens are well maintained and predominantly laid to lawn, with a large patio area, along the northern boundary are a range of outhouses including a variety of stores and a glasshouse, outside lighting and power point, outside tap.

COUNCIL TAX BAND G

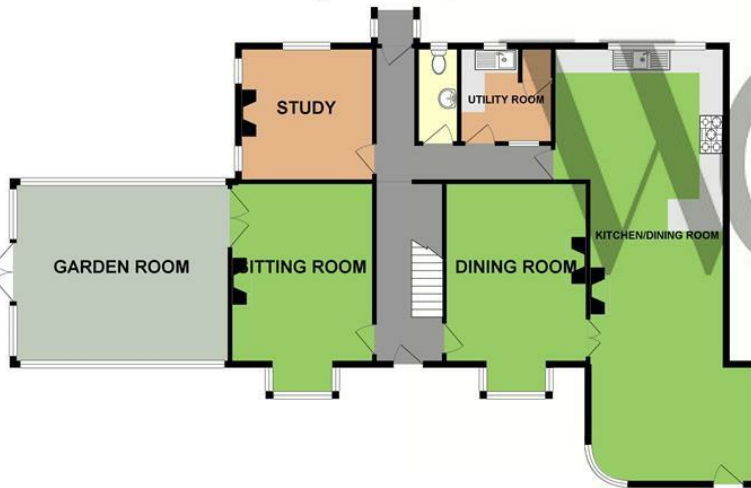




2ND FLOOR 43.63 sq. m.
(469.64 sq. ft.)



GROUND FLOOR 147.33 sq. m.
(1585.90 sq. ft.)



1ST FLOOR 92.43 sq. m.
(994.94 sq. ft.)



TOTAL FLOOR AREA : 283.40 sq. m. (3050.48 sq. ft.) 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	90 59
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	83 47
England & Wales EU Directive 2002/91/EC	



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