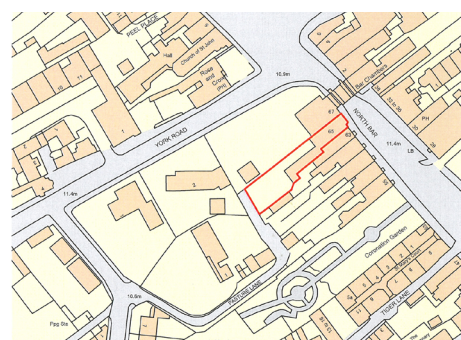




AS EXISTING



AS PROPOSED
NO CHANGE IN LAYOUT
POTENTIAL ROOM NAMES LABELED NOTIONALLY



SERVICES

All mains services are connected. Gas fired radiator central heating is installed. None of the services or installations have been tested.

TENURE

The property is held under freehold title with vacant possession on completion

OUTGOINGS

The property is currently assessed for business rates with a Rateable Value of £16,250. However, it will be re-assessed for Council Tax purposes in the event of change of use to residential being implemented. The local authority is East Riding of Yorkshire Council.

VIEWING

Strictly by appointment with the sole agent's Beverley office. Tel: 01482 866844.



OIRO
£550,000

Tower House,
65 North Bar Within,
Beverley



11 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



Tower House, 65 North Bar Within, Beverley, HU17 8AZ

DESCRIPTION

A rare opportunity has arisen to acquire one of Beverley’s most unique and noted period properties. Grade 1 listed, the four-storey tower, thought to be Beverley’s tallest habitable building, overlooks the medieval 15th century North Bar and boasts incomparable far reaching views over rooftops to the scenic common land of Beverley Westwood and surrounding Georgian Quarter. This iconic 18th century landmark building was until recently used as solicitors’ offices although it is considered many will relish the opportunity to return Tower House to its former glory as a unique residence (for which planning approval has been requested). Accommodation with five bedrooms can be created and the building has a sizeable walled rear car park which could form a delightful private garden, with excellent garage/vehicle space.

Tower House and the adjoining Bar House were originally a single dwelling, on a site said to be where King Charles I’s officers met when they were trying to capture Hull, at the start of the English Civil War. Well known local artists Fred and Mary Elwell are understood to have lived in the properties.

SITUATION

Positioned adjacent to historic North Bar within the town’s Georgian Quarter the property is right on the northern edge of Beverley’s thriving and historic town centre with a superb range of specialist and national retailers intermixed with numerous cafe bars and restaurants along with important buidings of interest. The Westwood common pastures, home to the golf and race courses, are but a few hundred yards away and the town boasts excellent sporting and recreational facilities which include a theatre and cinema. The property is within the catchment area for the town’s outstanding rated Boys’ Grammar and Girls’ High Schools.



ACCOMMODATION

Currently, the internal accommodation comprises as follows, and is shown on the existing floor layout plan provided. A layout proposal to create a 5-bedroomed home is also provided in plan form.

GROUND FLOOR

ENTRANCE HALL / RECEPTION (14’0” x 7’4” / 4.27m x 2.24m)
Two radiators and ceiling coving. Entered through twin vestibules which give access to:

MEETING / RECEPTION ROOM (14’4” x 15’10” / 4.39m x 4.60m)
Marble fireplace, radiator, ceiling cornice, dado and wall mouldings.

STAIRWELL HALLWAY

REAR OFFICE (15’6” x 17’0” / 4.75m x 5.18m)
French door to rear. Gas fire on fireplace surround and radiator.

REAR ENTRANCE PASSAGE
With access to:

TWO CELLARS (11’3” x 18’3” / 3.43m x 5.57m)
With vaulted ceiling and (8’0” x 10’7” / 2.44m x 3.23m)

LOBBY AREA (10’11” x 11’11” / 3.08m x 3.39m)
Access to:

OFFICE (9’0” x 8’7” / 2.74m x 2.65m)

TWO SEPARATE WCS:
Each with a radiator, toilet and wash basin.

STORE / OFFICE (12’4” x 12’4” / 3.78m x 3.78m)
With gas fire and cupboard housing gas central heating boiler.

STORE (12’2” x 5’2” / 3.72m x 1.58m)

STORE (6’11” x 8’10” / 1.86m x 2.47m)

FIRST FLOOR

HALF LANDING

SEPARATE WC
With low level suite and wash-hand basin.

MAIN LANDING

Radiator.

INTERNAL OFFICE (14’0” x 7’0” / 4.27m x 2.14m)
Radiator. Lit by ceiling skylight.

FRONT OFFICE (18’10” x 16’0” / 5.52m x 4.88m)
Two radiators and shelved cupboard.

REAR OFFICE (13’3” x 17’0” / 4.05m x 5.18m)
Radiator.

STORE (5’5” x 8’1” / 1.68m x 2.47m)
Radiator.

SECOND FLOOR

LANDING

STORE (5’5” x 6’0” / 1.68m x 1.83m)
Radiator.

REAR OFFICE (9’3” x 10’9” / 2.83m x 3.32m)
Radiator.

STAFFROOM (9’11” x 15’0” / 2.78m x 4.57m)
Radiator and two wall-mounted gas central heating boilers.

KITCHEN (5’11” x 7’6” / 1.56m x 2.32m)
Sink unit and two shelved cupboards.

THIRD FLOOR

LANDING

Radiator.

REAR OFFICE (19’8” x 17’3” / 6.04m x 5.27m)
Featuring four tall arched windows providing much light and far reaching views across rooftops to the Westwood and racecourse and along North Bar Without. Two radiators.

FRONT OFFICE (11’4” x 7’7” / 3.47m x 2.35m)
Similar windows provide views of North Bar. Radiator.

EXTERNAL

To the rear a stone paved terrace runs alongside the single storey accommodation and there are three steps up onto the wide expanse of car parking, easily accommodating five vehicles but with tremendous potential to create a garden space which would enjoy privacy and sunny seclusion. The plot is walled on each side boundary with an open rear access onto the vehicular right of way, Pasture Lane.