



Malton Road, Cherry Burton, Beverley, HU17 7RA

FINE & COUNTRY

A STUNNING TWO ACRE SETTING ON THE OUTSKIRTS OF ONE OF THE MOST DESIRABLE VILLAGES NEAR BEVERLEY. APPROXIMATELY 5,000 SQ.FT. IN TOTAL INCLUDING A SUBSTANTIAL DETACHED ANNEXE WITH ENORMOUS SCOPE AND POTENTIAL



This outstanding individual residence provides a multitude of opportunities in an idyllic setting. Providing five/six bedroom accommodation with five bathrooms and four reception rooms. A substantial annexe could be utilised to run a business from home, working offices, leisure facilities or separate accommodation for multi-generational living. Take a look at the floorplans to fully appreciate how versatile this property is. The beautifully landscaped grounds include a large parking area, paddock and south facing outdoor entertaining area. Located only five minutes from Beverley, with easy access to the A1079 Hull/Beverley bypass, Humber Bridge and motorway network. The local railway station at Beverley has direct connections to London Kings Cross.

Location:

The picturesque village of Cherry Burton is located close to the historic market town of Beverley which is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull and has a wide range of facilities and special attractions including the Minster, the Westwood, Beverley Golf Club and Beverley Racecourse. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

Accommodation:

The accommodation is arranged on the ground and one upper floor plus annexe and can be seen on the dimensioned floor plan forming part of these sale particulars and briefly comprises as follows:

Entrance Reception:

With central staircase providing a most impressive entrance.

Living Room:

Enjoying a delightful outlook over the grounds. There is a most impressive feature fireplace with open hearth.

Rear Hall:

With a useful range of fitted cupboards and access to the carparking area.

Dining Room:

With bow window enjoying a delightful outlook over the garden. This generous proportioned room is perfect for entertaining.

Breakfast Room:

Adjacent to the kitchen and open fire.



**Breakfast Kitchen:**

Defined dining area with fitted dresser. The kitchen area has a comprehensive range of floor and wall cabinets with complementing worktops and tiling. Includes a four oven Aga cooker and separate oven and hob.

Inner Hall:

Provides a side entrance.

Separate WC:

With wash hand basin.

Utility Room:

Range of fitted floor and wall cabinets with complementing worktops, double sink unit, plumbing for automatic washing machine, dishwasher and tumble dryer and floor mounted central heating boiler unit.

Sitting Room/Ground Floor Bedroom 1:

Enjoying a south facing aspect. This ground floor bedroom is ideal for those with mobility issues and could be incorporated in a separate suite which includes the ground floor bathroom.

**Ground Floor Bathroom:**

Includes panelled bath, wash hand basin, low level w.c. and shower cubicle with complementing tiling.

First Floor Landing:

Gives access to the inner landing with large walk-in roof store.

Master Bedroom:

Includes a range of fitted wardrobes.

En-suite Bathroom:

Panelled bath with shower over, pedestal wash hand basin and low level w.c., complementing tiling.

Inner Landing:

Gives access to ...

Bedroom 2:

Enjoying an outlook over the gardens.

En-suite Shower Room:

Includes shower cubicle, pedestal wash hand basin and low level w.c., complementing tiling.

Bedroom 3**En-suite Bathroom:**

Includes panelled bath with shower over, pedestal wash hand basin and low level w.c., complementing tiling.

Bedroom 4**En-suite Shower Room:**

Includes shower cubicle, pedestal wash hand basin and low level w.c., complementing tiling.

Bedroom 5:

Would make an ideal study.

Outside:

The property stands particularly well set back from the road down a long private tree-lined drive with pillared gateway and large parking area to one side.

The driveway extends to the annexe and rear of the property with a further parking area and garaging.

Office:

With power and lighting and adjoining outbuildings.

Annexe:

This substantial building is extremely versatile and could be put to a multiple of uses subject to the necessary consents. This can be seen in more detail on the dimensioned floorplan and comprises:

Studio:

With connecting door to the workshop area.

Kitchen:

With a range of fitted cabinets, single drainer sink unit and Worcester central heating boiler unit.

Separate WC**Storeroom:**

Open store housing the oil storage tanks.

Services:

Mains water and electricity are connected to the property.

Tenure:

The property is freehold.

Central Heating:

The property has the benefit of an oil fired central heating system to panelled radiators.



Council Tax:

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*

Fixtures & Fittings:

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer:

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings:

Strictly by appointment with the sole agents.

Site Plan Disclaimer:

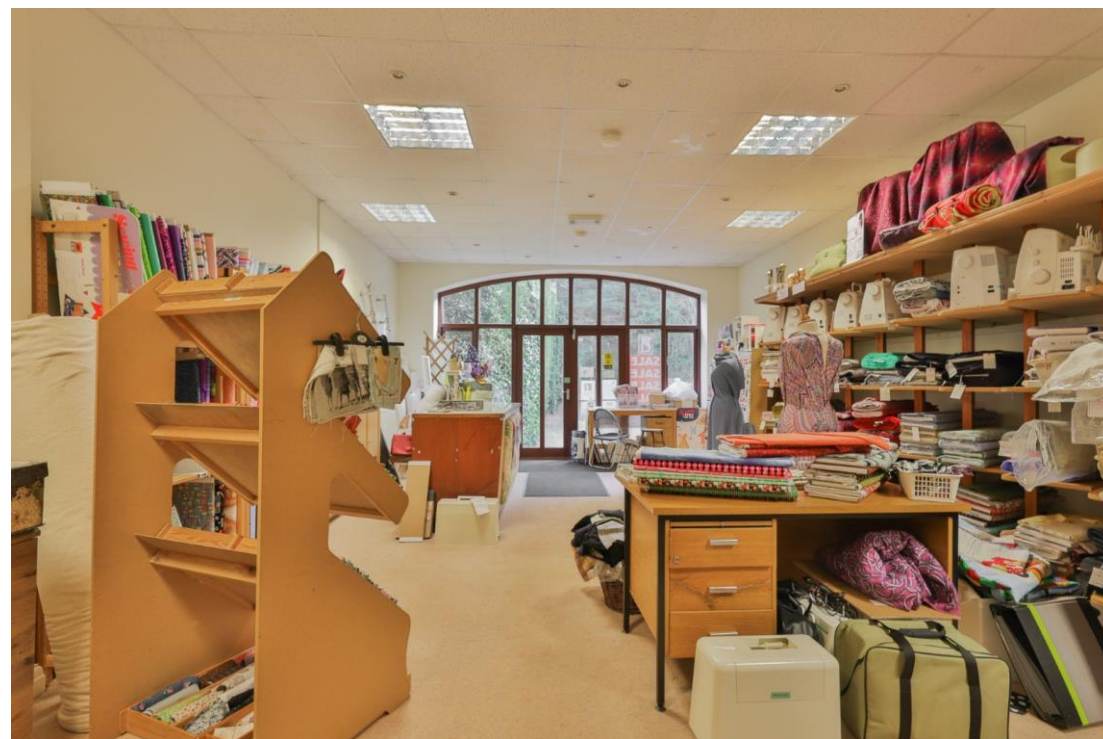
The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages:

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

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8 Kingston Road, Willerby, Hull, HU10 6AD

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

