



Westfield Farm, The Green, Bishop Burton, Beverley, East Yorkshire, HU17 8QA

FINE & COUNTRY



ENJOYING A DISCREET SETTING WITH OVER 4 ACRES, INCLUDING APPROX. 2.65 ACRE GRAZING Paddock, IN ONE OF THE MOST DESIRABLE VILLAGES IN THE REGION PROVIDING AN ENVIABLE AND SAFE ENVIRONMENT FOR A FAMILY



An opportunity to acquire this outstanding Grade II Listed period property dating back to the late 1700's. Providing generous accommodation around 4,000 sq ft plus former granary with centrally heated games room with enormous further potential, two large barns and former stables. Briefly comprising five receptions, farmhouse kitchen, four double bedrooms, two bathrooms and loft room (900 sq ft) with multiple parking and two separate entrances from The Green and Cherry Burton Road, approached via a long tree lined driveway, flanked by approx. 2.65 acre grazing paddock. Located just outside the Historic Market Town of Beverley with easy commuting for York and Kingston Upon Hull.

### Location

The highly sought after picturesque village of Bishop Burton lies approximately two miles to the west of the Historic Market Town of Beverley, which is known as the jewel of the East Riding. The village is approximately 12 miles to the northwest of The city of Hull and approximately 27 miles to the southeast of York, within the East Riding of Yorkshire. The village offers the usual local facilities including an attractive pond, well renowned public house, agricultural college, historic church, village shop and post office. There is also currently a bus service to York, Beverley and Hull.

### Accommodation

The traditional accommodation is arranged on the ground and two upper floors plus separate granary and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

### Reception Hall

With parquet flooring, feature hob grate fireplace and recess cupboard.

### Living Room

With a south facing aspect and access to the garden. Period style fireplace with open hearth. Open plan to the ...

### Library

With a range of bookshelving and fitted cupboards.

### Inner Hall

With staircase to the first floor and access to the cellar.

### Dining Room

Currently used as a sitting room. Enjoying a south facing aspect and period fireplace.







#### Farmhouse Kitchen

Includes a range of floor and wall cabinets with complementing tiling, twin bowl single drainer sink unit, oil fired Aga cooker, separate oven and hob and plumbing for dishwasher. Large walk-in pantry and double doors leading to the ...

#### Garden Room

Enjoying a western aspect over the garden with two separate doors to the patio and garden. Inset cast iron gas stove.

#### Rear Hall

With access to the ...

#### Utility Room

With single drainer sink unit and plumbing for automatic washing machine.

#### Cloakroom/W.C.

Includes wash hand basin and oil fired central heating boiler unit.

#### Entrance Porch

With cloaks area.



#### First Floor

#### Landing

#### Master Bedroom

Enjoying a south facing aspect. Including a range of fitted wardrobes.

#### En-suite Bathroom

Featuring a five piece suite comprising panelled bath, independent shower cubicle, twin vanity wash hand basins and low level w.c. plus recessed cupboards.

#### Bedroom 2

Enjoying a south facing aspect with period fireplace and recessed cupboards.

### Bedroom 3

Enjoying an east facing aspect, including wash hand basin.

### Bedroom 4

Currently fitted out as an office but still offers ample space to be utilised as a bedroom. Includes a comprehensive range of fitted furniture. Enjoying a western outlook over the rooftops of the village.

### Family Bathroom

Includes panelled bath with shower mixer fitting, vanity wash hand basin and independent shower cubicle with part complementing tiling and heated towel rail. Large linen cupboard housing the hot water cylinder.

### Separate W.C.

### Concealed Staircase

Leading to the ...

### Second Floor

#### Loft Room

With scope to convert or sub-divide into further bedroom space if desired. To the knowledge of Fine & Country, the loft area does not have building regulation approval.

#### Outside

The main entrance is from Cherry Burton Road, a wide access and long tree lined driveway, with approx. 2.65 acre paddock to the left, leads to a large parking area with ample turning space for commercial vehicles, horse boxes etc. There are two large barns approximately 100ft x 30ft, one including a large double garage which could be easily be sub-divided into further stables.

### Granary

Can be seen in more detail on the dimensioned floorplan and provides a large open first floor space with an independent gas fired central heating system. This space would lend itself to a number of uses, ideal for those that work from home, granny annexe, Airbnb/holiday let. The ground floor is sub-divided into three sections providing excellent storage space.

A separate entrance from The Green in the centre of the village. There are two brick built stables. The driveway extends to the rear of the property and the parking area. There is a discreet walled cottage garden, taking full advantage of the south and western aspects with raised patio, pergola and views of the village church. Established borders are planted with ornamental shrubs and trees.

### Services

Mains gas, water, electricity and drainage are connected to the property.

### Central Heating

The property has the benefit of an oil fired central heating system to panelled radiators however gas is available in the house and could be converted if desired. There is a separate gas fired central heating system to the granary.

### Tenure

The tenure of the property is freehold.

### 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 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.

### 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

Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!



GROUND FLOOR  
1429 sq.ft. (132.8 sq.m.) approx.



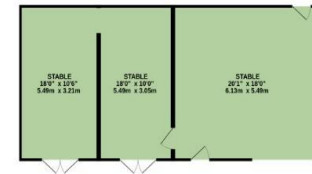
1ST FLOOR  
1116 sq.ft. (103.6 sq.m.) approx.



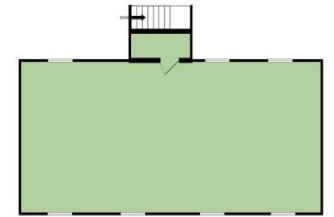
2ND FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



GRANARY GROUND FLOOR  
0 sq.ft. (0.0 sq.m.) approx.



GRANARY FIRST FLOOR  
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 3379 sq.ft. (313.9 sq.m.) 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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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

