



Dee Atkinson & Harrison

TRYSTE HOUSE, 10 FINKLE STREET, MARKET WEIGHTON, EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS



'TRYSTE HOUSE' 10 FINKLE STREET, MARKET WEIGHTON

£825,000

**York 20 Miles | Hull 18 Miles
Beverley 10 Miles | A63 / M62 8 miles**

DESCRIPTION

Tryste House is a most interesting and unique period property in the very heart of this East Yorkshire town. Origins from the late 18th century with a palladian facade and a wealth of architectural features within the main residence have earned the property a Grade II listed status. Its past owners include the Duke of Devonshire and it was at one time a girls school known as Wicstun High. The current owners have made this spacious and characterful seven bedroomed house with four generous reception rooms a labour of love for nearly 40 years, and the property is maintained to a good standard. Additions include a substantial modern garage & workshop building, whilst a large former stables and coach house was virtually rebuilt in the 1980's and now comprises three one-bedroomed apartments together with two further garages.

The property therefore has tremendous potential for uses in addition or ancillary to that of a fine and spacious family home. Currently the three apartments are let on shorthold tenancies to individual tenants and produce an income of £15,300 per annum, but these parts could be used as holiday or air BNB accommodation, increasing income potential. Outbuildings may also have business use potential (subject to any consents necessary). Planning permission has been granted to implement a fairly simple scheme of subdivision of Tryste House into two generous 3 or 4 bedroomed homes (the total floor area being around 3,000 sq ft) so this property offers the potential to create a further letting income or self contained accommodation for relatives or dependents.

LOCATION

The property is set within an attractive Conservation Area covering the central part of the town of Market Weighton. Many of the shops and amenities of the High Street, and a Tesco store, are within about a quarter of a mile from the property, and both primary and secondary schooling are within easy walking distance. There are good road links, via the A1079 which by-passes the town to the south, to York, Hull, Beverley and the A63 at South Cave which links with the Humber Bridge and M62. Pocklington, with a popular private school and further opportunities for shopping and recreation is seven miles distant.



THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

A gradual staircase with spindled handrail leads off and has a cupboard beneath. Radiator.

SITTING ROOM

A painted fireplace surround with overmantle mirror contains a wood burning stove and the room features one of the impressive Venetian windows. Radiator, picture rail, ceiling cornice and moulding.

UTILITY ROOM

Equipped with a modern range of Shaker-style cabinets including wood block-effect laminate worktops with a single drainer sink. Plumbing for automatic washing machine, radiator, tiled walls and concealed gas boiler (serving the front part of the house).

LOUNGE

Marble fireplace surround to a cast iron fireplace with tiled inserts and living flame gas fire. The room is lit by a further Venetian window and has oak flooring, two radiators, a picture rail, ceiling corning and mouldings.

DINING ROOM

Painted surround to a marble fireplace with living flame gas fire. Oak flooring, radiator, picture rail, ceiling cornice and moulding.

SEPARATE WC

Low level toilet suite and wash basin in vanity cupboards.

REAR HALLWAY

Pine wainscot panelling. Cloaks cupboard, broom cupboard, radiator and second staircase leading off with cupboard beneath.

DAY ROOM

A brick fireplace with timber mantle includes a wood burning stove. Oak flooring, two radiators, ceiling cornice and moulding.

BREAKFAST KITCHEN

Fitted cabinets to three sides have medium oak fronts and laminate worktops with one and a half bowl sink. A dual fuel range cooker is set within a brick chimney breast feature and built-in appliances include a dishwasher, fridge and automatic washing machine. Radiator and ceiling cornice.

FIRST FLOOR

FRONT LANDING

Split level with radiator, ceiling cornice and moulding.

BEDROOM ONE

Radiator and ceiling cornice.

BEDROOM TWO

Radiator and ceiling cornice.

BATHROOM ONE

Period-style fittings include a slipper bath with mixer taps and shower attachment, pedestal wash-hand basin and high flush WC. Walls are partly tiled and a walk-in shower includes a plumbed fitting with dual showerheads. Heated towel radiator.

REAR LANDING

Staircase leads off to attics. Ceiling cornice.

BEDROOM THREE

Radiator.

BATHROOM TWO

With tiled walls and a modern white suite comprising shower bath, toilet and wash-hand basin. Radiator.

BEDROOM FOUR

Fitted with a range of three double built-in wardrobes and a further cupboard housing gas central heating boiler serving the rear part of the house. Radiator and ceiling cornice.

BEDROOM FIVE

Radiator and ceiling cornice.

BEDROOM SIX

Radiator and ceiling cornice.

SECOND FLOOR

ATTIC BEDROOM SEVEN

With roof light windows and store room. Access to front attic. EXTERNAL

TRYSTE HOUSE COURT

This detached two storey outbuilding standing on the north boundary has been rebuilt and converted to provide three one bedroomed apartments and two garages. Each flat is fully self-contained with independent gas central heating and built-in dehumidifier.

GROUND FLOOR

FLAT 1

ENTRANCE AREA

Tiled floor and radiator.

LIVING KITCHEN

Radiator, south-facing French doors and a range of base and wall kitchen





cabinets including single drainer sink, electric oven, hob and extractor hood. Utility cupboard with gas boiler and plumbing for automatic washing machine.

BEDROOM

Radiator.

SHOWER ROOM

Quadrant shower enclosure, low level toilet suite and vanity wash-hand basin. Splashback wall and floor tiling. Heated towel radiator.

TWO GARAGES

ENTRANCE HALL

With two built-in double cupboards and staircase to first floor flats.

FIRST FLOOR

FLAT 1

LIVING AREA

Radiator and utility cupboard housing gas boiler and plumbing for automatic washing machine.

KITCHEN AREA

Fitted with base and wall cabinets including single drainer sink and extractor fan. Provision for electric cooker and fridge.

BEDROOM

Radiator.

BATHROOM

Three piece suite includes mixer taps with shower attachment, splashback tiling, radiator and extractor fan.

FLAT 2

LIVING AREA

Radiator.

KITCHEN AREA

Fitted with base and wall cabinets including single drainer sink, electric oven and hob. Gas boiler and space for plumbed automatic washing machine and fridge freezer.

BEDROOM

Built-in double wardrobe and radiator.

SHOWER ROOM

With quadrant shower enclosure, low level toilet and wash-hand basin. Half tiled walls, tiled floor, radiator and extractor fan.

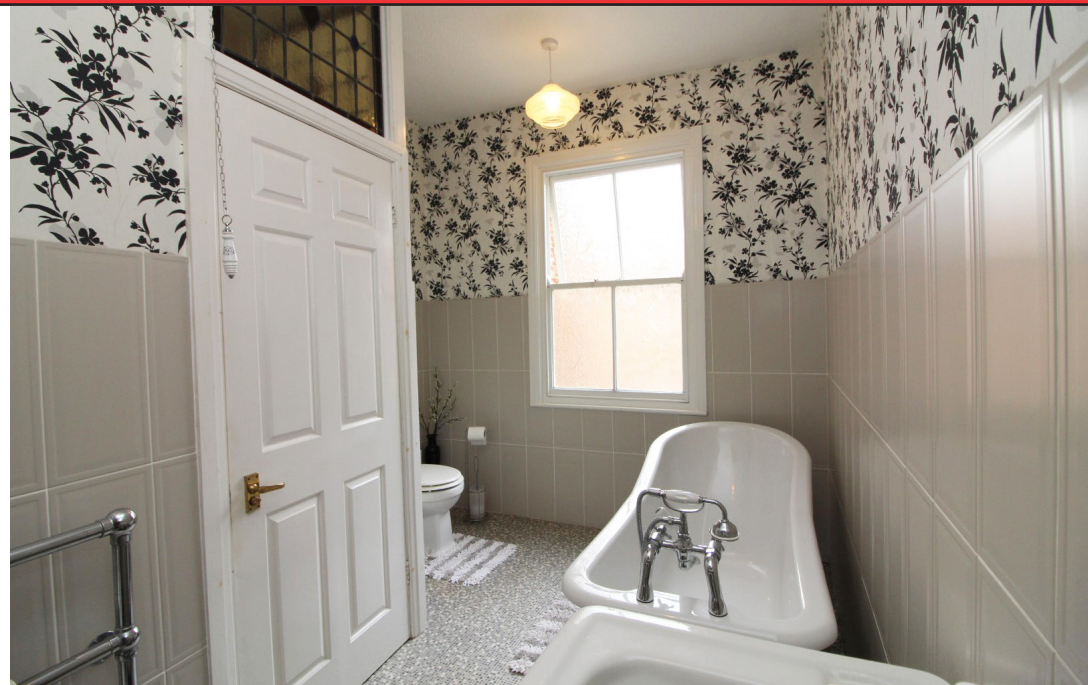
MAIN GARAGE / WORKSHOP 8.72m x 4.75m (28'6" x 15'6")

Concertina front doors and rear doors (providing through access to the garden). Electric light/power provided and a rear projection includes an area with sink (water heater) and a toilet.

COURTYARD

With gated entrance from Finkle Street providing multiple off-street parking.





GARDENS

The main garden to the rear of the house includes a large paved terrace and deck area with steps leading through a low retaining wall to a private lawned site, which has part walled and part fenced boundaries and well-established planted borders and raised beds and a backdrop of evergreen trees. At the rear a further utility area contains a timber built store with profile sheet roof (3.96m x 5.67m / 13'0" x 18'6") with an adjacent chicken enclosure / dog run.

A separate area of garden to the south side of the house (which would be accessed from and used by the front property in the event of the house being split into two) is lawned with shrubbery and a roadside screen hedge and trees.

SERVICES

The main house and apartments all have mains services and gas-fired radiator central heating systems. None of the services or installations have been tested.

COUNCIL TAX BANDS

Tryste House - Band 'F'. Flats 1, 2 and 3 Tryste House Court each Band 'A'. The local authority is East Riding of Yorkshire Council.

PLANNING PERMISSION

Full planning permission was approved by East Riding of Yorkshire Council on 15th December 2022 for conversion of Tryste House into two dwellings including alteration of existing side window to form doorway. Application numbers: 22/02482/PLF and 22/02483/PLB. Consents and plans are available on the council planning portal or from the agents.

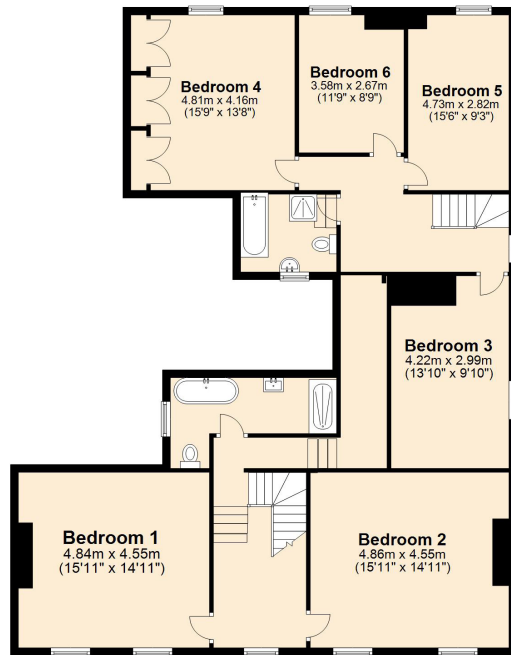
TENURE

Freehold. Vacant possession upon completion.

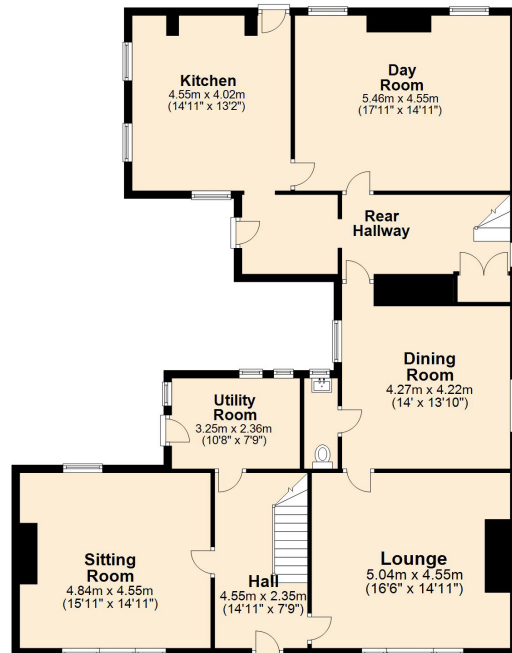
VIEWINGS

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

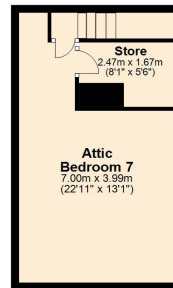




Ground Floor

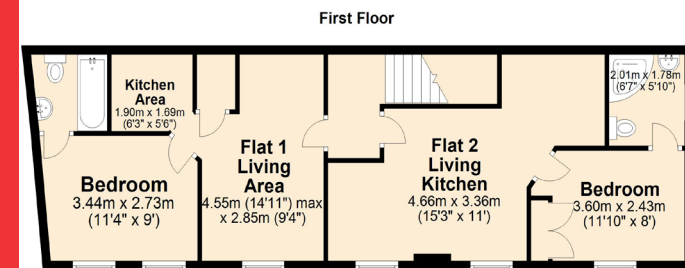
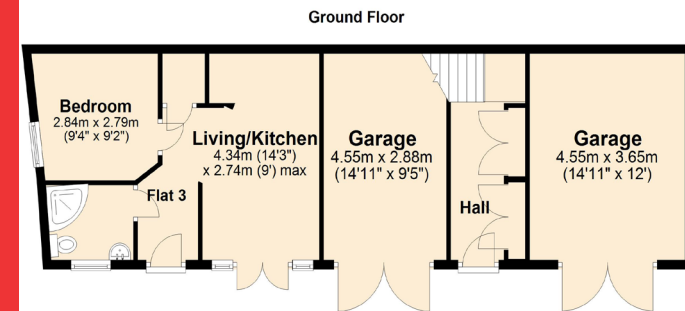


Second Floor



Floorplan of existing building.
Plan produced using PlanItPro.





Floorplan of existing building.
Plan produced using PlanUp.





12 MARKET PLACE, BEVERLEY | TEL: 01482 866844 | www.dee-atkinson-harrison.co.uk