



Back Lane, Burstwick, East Riding of Yorkshire

THIS FINE GEORGIAN GRADE II LISTED PERIOD RESIDENCE STANDS IN APPROXIMATELY 1.2 ACRES IN  
A VILLAGE SETTING BORDERING OPEN COUNTRYSIDE



This fine period property provides an enviable lifestyle in a delightful village setting providing extensive and versatile accommodation extending to over 3800 sq ft with up to six bedrooms and four receptions. Having been the subject of considerable investment providing all the mod cons of the 21<sup>st</sup> century yet sympathetically combined with this stunning Georgian property retaining most of its original Georgian features and fireplaces. Take a look at the photographs and floorplan, you will not fail to be impressed.

## Location

The rural village of Burstwick is set within the attractive Holderness countryside and enjoys local amenities including shops and schools. The village is within commuting distance of Hull, approximately ten miles away and approximately four miles from Hedon with a good choice of local shops. The charming market town of Beverley is approximately 18 miles by car.

## Accommodation

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

## Porticoed Entrance

To ...

## Entrance Hall

With original staircase.

## Sitting Room

With aspects to both south and west. Featuring an original marble fireplace with open hearth. Shuttered windows to the front and double French doors to the ...

## Lounge

With double French doors leading to the west facing terrace. Large recess fireplace with open hearth and fitted cupboards to both sides of the chimney breast.





### Dining Room

With aspects to south and east. Original white marble period fireplace with open hearth and shuttered windows to the front.

### Inner Hall

With a range of fitted cupboards including wine cellar.

### Cloakroom/W.C.

With wash hand basin and built-in cloaks cupboard.

### Kitchen

Includes a comprehensive range of stylish floor and wall cabinets with complementing solid granite worktops and centre island unit. There is a four oven oil fired Aga cooker, twin wash hand basin plus integrated dishwasher. Travertine limestone flooring and open plan to the ...



### Orangerie

With lantern light and double French doors to the side terrace.

### Utility Room

Includes a stylish range of cabinets with complementing quartz granite worktops, Belfast sink, plumbing for automatic washing machine plus large built-in cupboard and wine refrigerator.

First Floor

Landing

Bedroom 1

With a range of fitted wardrobes.

En-suite Shower Room

Includes shower cubicle and pedestal wash hand basin with Jack and Jill access to bedroom 2.

Bedroom 2

Featuring an original period fireplace and recessed wardrobes.

Bedroom 3

With recessed cupboards and original period fireplace. Jack and Jill access to the en-suite.

Bedroom 4

Family Bathroom

Being fully tiled complementing a three piece suite comprising panelled bath, pedestal wash hand basin and low level w.c.

Second Floor

Landing

Leading to ...

Large Guest Suite

Including ...

Bedroom

Guest Bathroom

Being a particular feature of this property with large enclosed bath, pedestal wash hand basin and low level w.c.

Outside

The property stands particularly well on a large mature plot extending to approximately 1.2 acres. Double wrought iron gates give access to a long sweeping private drive which extends to the rear of the property and provides multiple parking leading to a substantial brick built open garage and barn. Mature hedging provides considerable privacy. The gardens extend to the front and side with a number of large mature trees and to the west side of the property providing a spacious raised patio area ideal for outdoor entertaining. Spacious lawns and ornamental borders border open countryside providing an idyllic setting for this property.

Tenure

The tenure of the property is freehold.



## Council Tax

Council Tax is payable to the East Riding of Yorkshire. 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.

## Mortgages

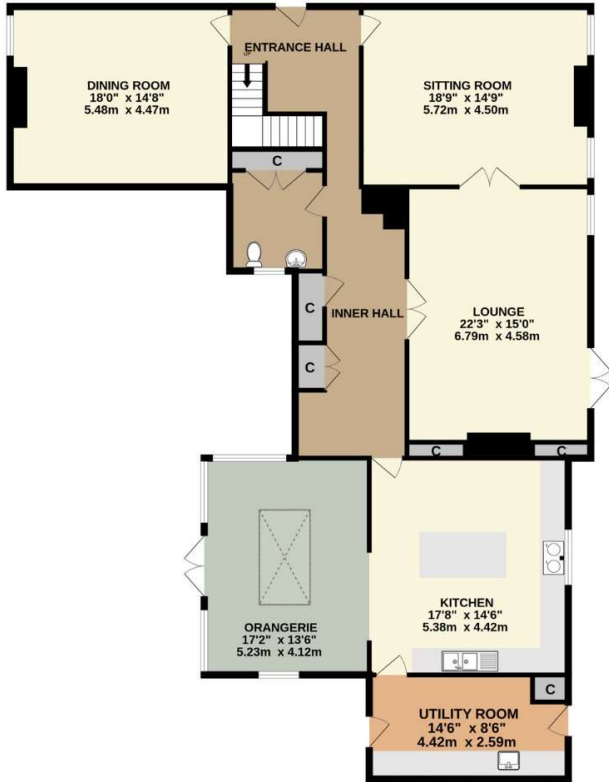
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## Valuation/Market Appraisal:

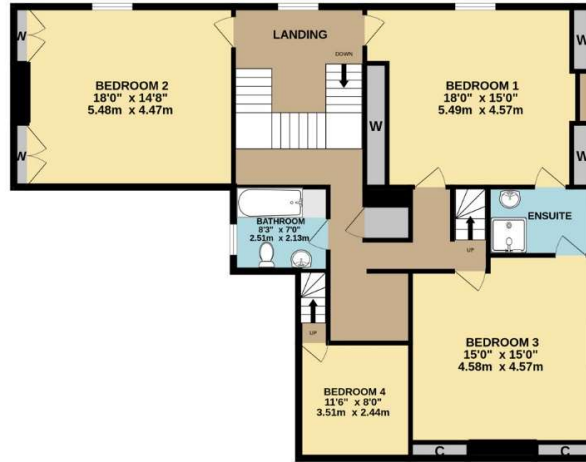
Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!



GROUND FLOOR  
1912 sq.ft. (177.7 sq.m.) approx.



1ST FLOOR  
1259 sq.ft. (117.0 sq.m.) approx.



2ND FLOOR  
742 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 3914 sq.ft. (363.6 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.  
Made with Metropix ©2023

8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: [Willerby@fineandcountry.com](mailto:Willerby@fineandcountry.com)

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: [Willerby@fineandcountry.com](mailto:Willerby@fineandcountry.com)

Each Fine & Country office is independently owned and operated under license.

Beercock for themselves and for the vendors or lessors of this property whose agent they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Beercocks has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale. LOCATION MAP - (c) OpenStreetMap contributors, CC BY-SA



To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

