



Mill Lane, Bishop Burton, Beverley, East Riding Of Yorkshire, HU17 8QT

ONE OF THE MOST NOTABLE HOUSES IN THE REGION - A TRULY EMOTIVE PROPERTY
PROVIDING A ONCE IN A LIFETIME LIFESTYLE OPPORTUNITY



This stunning property is located in arguably the region's number one village a few minutes from Beverley. Located on the outskirts of the village, bordering open countryside this stunning home features the original windmill which is integral to the accommodation extending to approximately 3,000 sq.ft. and finished to an extremely high specification. Having been re-fitted throughout providing four double bedrooomed accommodation with three bathrooms plus three receptions and a large open plan kitchen over 32ft long, a garden room enjoys a delightful outlook over the south facing garden plus utility room and downstairs w.c.

Just take a look at the photographs and floorplan to fully appreciate this rare and unique property.

Location

The highly sought after picturesque village of Bishop Burton lies approximately two miles to the west of the Historic Market Town of Beverley, 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 and general store.

Accommodation

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

Split Level Entrance Hall

With bespoke oak staircase.

Cloakroom & WC

With corner wash hand basin.

Circular Living Room

Have a 23ft diameter with exposed brickwork and feature fireplace with wood burning stove. Double French doors lead to a south facing terrace and feature oak flooring throughout.

Dining Room

With feature fireplace and double French doors to the south facing terrace. Open plan to the ...





Kitchen

Which includes a stylish range of cabinets with complementing quartz granite worktops, large centre island unit, four oven Aga cooker plus additional oven and steam oven, integrated dishwasher, twin ceramic Belfast style sink and two wine refrigerators. Open plan to the...

Garden Room

This stunning room has a vaulted ceiling and an aspect to three sides over the delightful gardens and wood burning stove. Bi-fold doors lead to the south facing terrace.

Utility Room

With a range of fitted cabinets and complementing worktops, single drainer sink unit and plumbing for automatic washing machine.



First Floor Landing

Built-in airing cupboard housing the hot water cylinder, plus recessed wardrobe.

Master Bedroom

Forming part of the original mill has a 20ft diameter with dividing wardrobe units in American walnut with open hanging. Double French doors enjoy a south facing aspect with Juliet balcony.

En-suite Bathroom

Has been re-fitted with a stylish four piece suite comprising free standing slipper bath, shower cubicle, Art Deco style wash hand basin and low level w.c. with complementing tiling.

Bedroom 2

Range of fitted wardrobes and drawer unit. Incorporating the en-suite shower room which is fully tiled complementing a three-piece suite comprising walk-in shower, vanity wash hand basin and low level w.c. with full marble effect tiling and heated towel rail.

Bedroom 3

Bedroom 4

Includes a range of fitted wardrobes.

Outside

An in and out driveway provides good access and multiple parking extending to the side of the property to a substantial double garage 20' x 18' with a temperature-controlled wine room/walk-in refrigerator, electrically operated door.

The rear garden has been beautifully landscaped and includes a number of sitting and outdoor entertaining areas with a raised terrace accessed from the living room and mill providing a stunning backdrop. The gardens extend to 0.36 of an acre and borders open countryside.

Tenure

The property is freehold.

Services

Mains water and electricity are connected to the property. Drainage is by way of septic tank.

Central Heating

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

Agents Note

Please note that the neighbouring property has access to the septic tank for maintenance and draining.

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

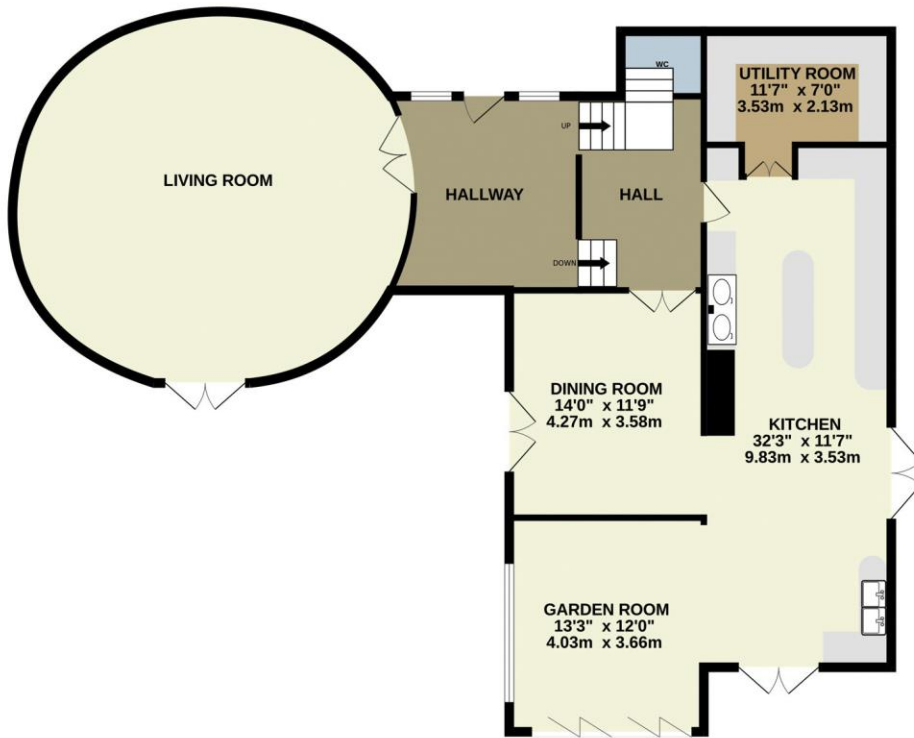
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

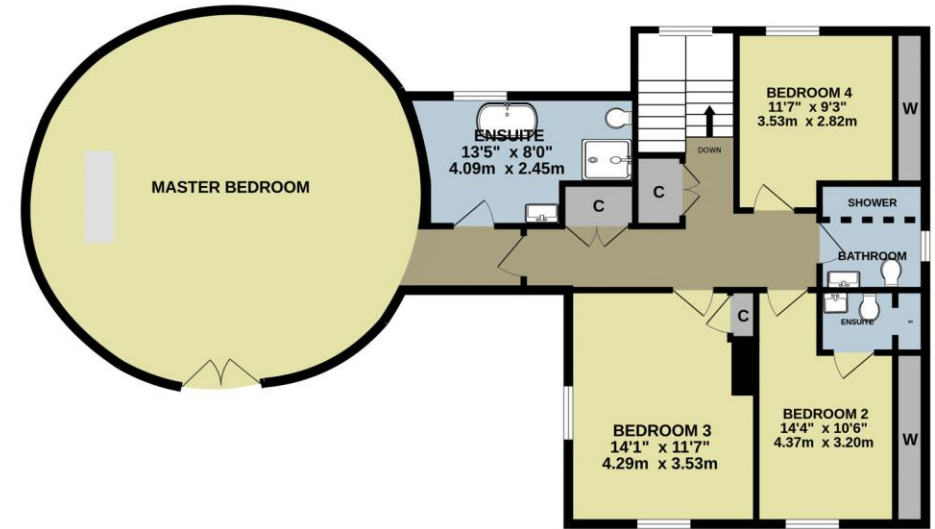
Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!



GROUND FLOOR



1ST FLOOR



MILL LANE, BISHOP BURTON, BEVERLEY, HU17 8QT

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

1 Saturday Market, Beverley HU17 0BB

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

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

Fine & Country Willerby and Beverley trade under Beercocks Limited. 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

