



Thearne Hall, Thearne, Beverley, East Yorkshire, HU17 0SD

AN EXCITING REFURBISHMENT OPPORTUNITY OF THIS STUNNING GEORGIAN PERIOD RESIDENCE
WITH ITS FULLY REFURBISHED THREE BEDROOM COACH HOUSE



Enjoying a delightful village setting close to Beverley, standing in 1.25 acres set down a long sweeping drive, The Coach House is a substantial residence in itself providing fully refurbished three bedroom accommodation. Thearne Hall which dates back to 1823 is an elegant Georgian period property retaining much of its original architectural features, fireplaces, staircase etc with a particularly impressive entrance and landing. An opportunity to stamp your own style on this blank canvas while significantly increasing its value which is reflected in this realistic asking price. Ideal for multi-generational living, the Coach House however could lend itself to a multitude of uses. The property borders open countryside with south facing views.

Location

The village of Thearne is situated close to the market town of Beverley. Beverley is an extremely popular historic market town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is ideally located for access to Hull, the coast and the motorway network. Good road connections are available as the Humber Bridge northern approach road runs to the west of the village linking the Historic Town of Beverley with the Humber Bridge and the region's motorway network.

Accommodation

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

Ground Floor Entrance Hall

Originally the property was accessed through what is now the rear of the house with a large timber glass panelled front door with built-in shutters. The entrance hall is grand with a winding staircase leading up to the first floor with part galleried landing and hardwood shaped balustrade. Timber door onto the courtyard and built-in cupboards.

Sitting Room

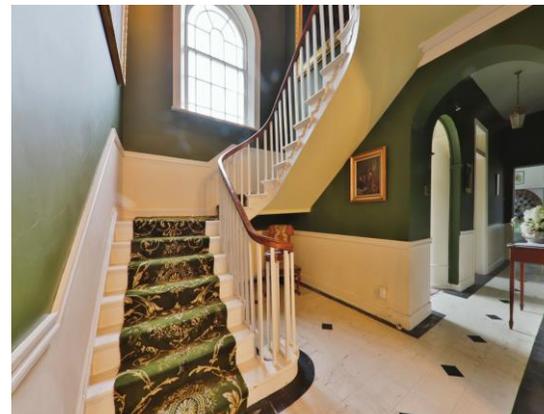
Dual aspect with original shutters and part panelled walls. An attractive period open grate fire with tiled hearth and marble surround. Sliding pocket doors lead through into the drawing room.

Drawing Room

A dual aspect room with original shutters, part panelled walls and a large built-in antique glass fronted bookcase with drawers and storage below. Open grate fire with tiled hearth and marble surround.

Dining Room

Window overlooking the garden and further window to side looking into the conservatory. Fireplace with Yorkstone hearth and attractive marble surround, shelving in alcove to one side. Hardwood parquet flooring and decorative cornice plasterwork to the ceiling.





Conservatory

A beautiful Amdega hardwood conservatory with tiled floor and patio doors leading out onto the rear garden.

Kitchen

Pastel blue Aga set in fireplace with tiled back. Matching wall and base storage units with granite work surfaces, inset porcelain sink, integrated oven, four ring ceramic hob, integrated Bosch dishwasher. Windows to front and rear aspects and double glass panelled doors opening into the conservatory. Large pantry with window and shelving.

Utility/Boot Room

Of an L-shape with base storage units, inset sink, space and plumbing for washing machine and for tumble dryer, overhead Sheila Maid, built-in cupboards and floor mounted oil fired boiler. Door leading out to the side of the property.

Cloakroom

Wash basin and window, door to ...

W.C.

With W.C.

First Floor Landing

A grand, wide landing with windows to front and rear aspects and built-in glass display cabinet.

Bedroom 4

Dual aspect with windows to both the rear and side, built-in cupboard and double doors into the en-suite wet room.

En-suite Wet Room

Three piece sanitary suite incorporating a close coupled W.C., wall-hung wash basin and Mira electric shower. Beautifully tiled with inset mirror and niche, chrome heated towel rail and underfloor heating.

Bedroom 2

Dual aspect with built-in wardrobes and matching dressing table.



Bedroom 3

Dual aspect with windows to front and side, built-in wardrobes with shower, vanity unit with recessed wash basin set in alcove.

Bedroom 1

Windows to both front and rear aspect, decorative ornate fireplace, built-in storage units with bookshelves and built-in cupboard. A sliding door opens into a large shelved out airing cupboard. A further door provides access to a flat roofed area which could be made into a balcony or extend (subject to planning consents).

Bathroom

Three piece sanitary suite comprising shower enclosure, vanity unit with recessed wash basin set into alcove and panelled bath. Heated towel rail and window to the rear elevation.

Separate W.C.

Low level W.C. and window.

The Coach House

Ground Floor Entrance Hall

Large timber glass panelled front door with windows either side and feature window above. Large scale Yorkstone flooring, stairs to the first floor accommodation.

Understairs Cloakroom

Close coupled W.C. and wall-hung wash basin.

Utility Room

A range of base storage units and granite style laminate work surfaces, stainless steel sink and drainer, space and plumbing for washing machine, porcelain tiled floor and window to the front elevation.

Boiler Room

Floor standing oil fired boiler and hot water tank. Door to ...

Large Store (Original Stable)

Door to the front of the property with window to one side, supplied with light and power, original water trough set into the floor.

Ground Floor Bedroom/Study

Open grate cast iron fireplace with slate hearth and window.

First Floor Landing

With fitted wardrobes.

Kitchen

A range of modern gloss white fronted wall and base storage units with granite work surfaces. Inset porcelain sink, four ring Bosch ceramic hob with stainless steel splashback and extractor above. Integrated Neff oven and microwave, Bosch dishwasher, fridge and freezer. Window to the front elevation.

Living Room

A very large dual aspect room allowing flexibility of use. Carved wood fireplace with granite hearth and provision for electric fire.

Bedroom 1

Fitted wardrobes encompassing one wall and two windows to the front elevation.

Bathroom

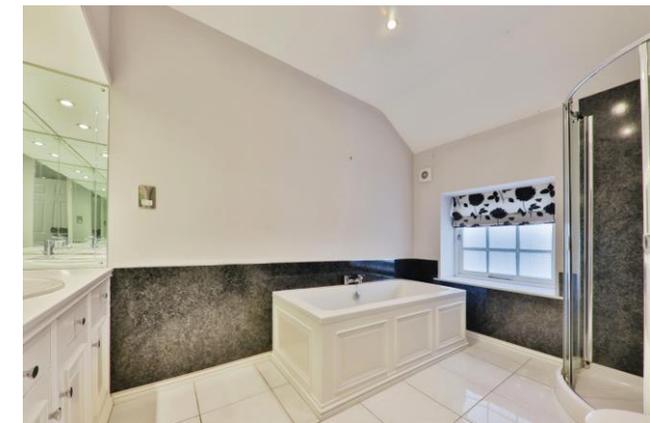
Four piece suite comprising corner shower enclosure, close coupled W.C., panelled bath and vanity unit with recessed wash basin set into alcove with inset mirror. Window to front elevation and porcelain tiled floor.

Second Floor - Bedroom 2

Feature round window to the front elevation, two conservation skylights and sliding pocket door into ...

En-suite Shower Room

Three piece sanitary suite comprising vanity unit with semi-recessed wash basin and back to the unit W.C., shower enclosure and heated towel rail.



Outside

The property is approached over a gravelled drive which leads into the courtyard area between Thearne Hall and The Coach House. The courtyard provides a large area of parking with two detached brick garages and store. To one side of The Coach House is a further large store, 18' x 15'7" with window and door providing access directly out onto the courtyard.

Grounds and Gardens

The property is attractively positioned in approximately 1.25 acres of well kept grounds. Extensively lawned, there are a good number of mature trees, shrubs and well-stocked flower borders. Lawns continue to the rear of the property (which was originally the front) with some further areas of formal garden. To one side is a large enclosed dog run which can be accessed from the utility room, with a further enclosed area and a greenhouse.

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.

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.

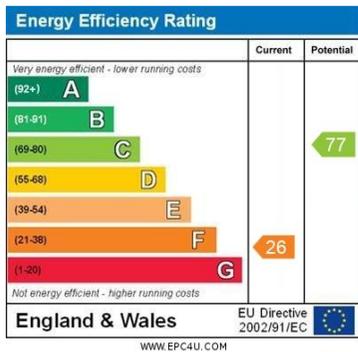




TOTAL FLOOR AREA : 5555 sq.ft. (516.0 sq.m.) approx.

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

