



Cherry Croft, Malton Road, Cherry Burton, Beverley, East Riding of Yorkshire, HU17 7FT



ENJOY A SUPERB CONTEMPORARY LIFESTYLE IN THE COUNTRY WITH VIEWS OVERLOOKING THE VILLAGE. THIS HIGH SPECIFICATION PROPERTY OFFERS A STUNNING INTERIOR



Situated just outside the village of Cherry Burton with views overlooking the village, discreetly tucked away down a long private drive with electric gates, standing in approximately half an acre. This property has been the subject of considerable investment providing a home of great quality. Offering one of the best master bedroom suites seen by the agent in recent years. Feature gallery entrance with sweeping staircase, a superb games room, three further receptions, four bedrooms in total with three bathrooms.

Enjoy the tranquility of the countryside yet only five minutes from Beverley.

### Location

Cherry Croft is situated on the west side of Malton road, less than half a mile outside the village. The picturesque village of Cherry Burton is located close to the historic market town of Beverley which is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull and has a wide range of facilities and special attractions including the Minster, the Westwood, Beverley Golf Club and Beverley Racecourse. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

### Accommodation

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

### Entrance Vestibule

To the ...

### Galleried Reception

With a most impressive sweeping staircase and gallery over.

### Cloakroom

With separate w.c. and wash hand basin.







#### Living Room

With an inset contemporary electric fire and delightful south facing views. Double doors lead to the ...

#### Games Room

This generous proportioned space could be sub-divided to create an annex if desired. With two sets of bi-fold doors taking full advantage of the view.

#### Dining Room

With south facing view.

#### Breakfast Kitchen

Includes a comprehensive range of floor and wall cabinets with high end appliances including oven and six ring hob, microwave, double Fisher and Paykel dishwasher and refrigerator. Finished with solid granite worktops including breakfast bar.



#### Utility Room

Fitted in a style to match the kitchen with inset sink unit and plumbing for automatic washing machine.

#### Rear Entrance Lobby

Has internal access to the garage and boiler room housing the oil fired central heating boiler unit.

#### Office

With shelves.



### First Floor Gallery Landing

Access to a large dressing room.

### Dressing Room

Includes a comprehensive range of fitted wardrobes plus large walk-in wardrobe.

### Master Bedroom

With full width sliding doors to a first floor balcony enjoying a superb view and a western aspect.

### En-suite

Includes a large walk-in shower, twin vanity wash hand basins, jacuzzi bath on a raised plinth and a Vitra automated w.c.

### Bedroom 2

Irregular shape.

### Bedroom 3

### Bedroom 4/Guest Room

Includes en-suite shower room with shower cubicle, vanity wash hand basin and low level w.c.

### Outside

The property is approached via a long private drive which terminates at double electric wrought iron gates opening out into a generous parking and turning area for multiple vehicles leading to an integral garage.

Pedestrian access to the rear of the property leading to a large covered passage and a small summer house. The gardens extend mainly to the west side of the property which enjoys considerable privacy and takes full advantage of the south and western aspects. A patio area extending to the front of the property where there is a hot tub that may be available but subject to separate negotiation.

### Services

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

### Central Heating

The property has an oil fired central heating system to radiators.

### Double Glazing

The property has the benefit of UPVC double glazed windows.

### Tenure

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 Bandings List in Valuation Band F.\*





### 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

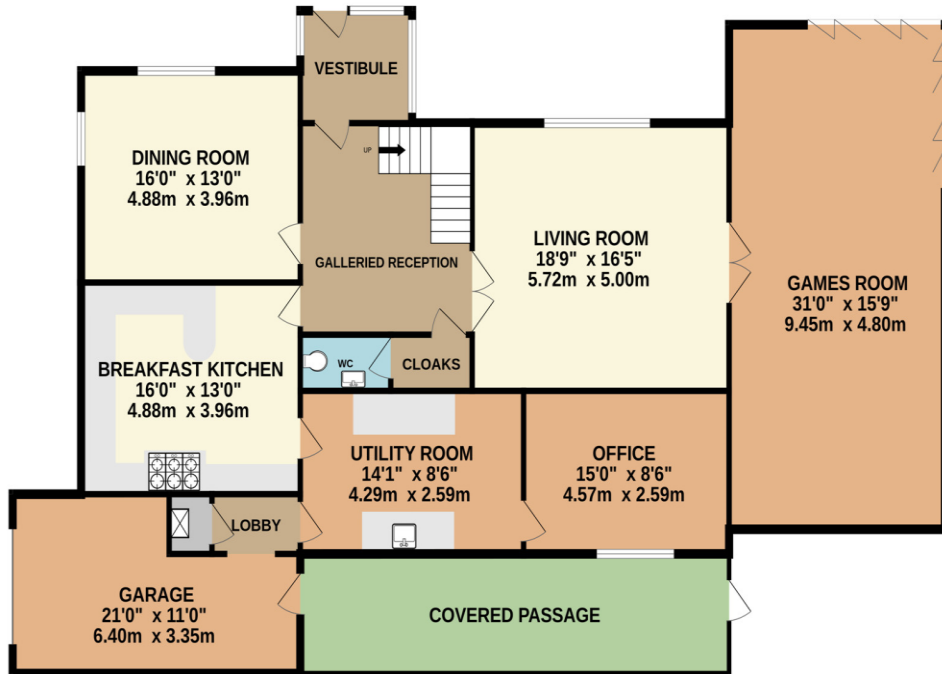
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### 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  
2017 sq.ft. (187.4 sq.m.) approx.



1ST FLOOR  
1485 sq.ft. (138.0 sq.m.) approx.

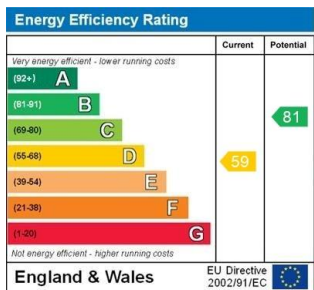


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TOTAL FLOOR AREA : 3502 sq.ft. (325.3 sq.m.) approx.

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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)

