



Ford Water House Front Street

Lockington, YO25 9SH

Guide Price £725,000

THE PROPERTY

Currently under construction by highly regarded local builder John Traynor Homes and situated in one of the most peaceful of the sought-after Wolds Villages just to the North of Beverley. This fantastic house, designed by renowned Architect Jonathan Smith, will showcase the very best of contemporary living blended with a traditional country feel.

Delightfully positioned to make the most of this 0.65 acre plot, the extensive rear garden lends itself to a multitude of possible uses and aesthetics such as formal garden, wild flower meadow, equestrian or small holding. Having such a peaceful outlook over open fields one could incorporate a Summer House or Garden Office to make this a truly wonderful space.

The unparalleled specification includes a stunning kitchen with a wealth of appliances, fabulous bathrooms, extensive tiling and exterior finishes. Early interest may also allow for further customization to the client's needs.

Further details are available through the Beverley office.



- Large bespoke family home
- In the heart of a lovely and peaceful village
- Meticulous attention to detail
- 2800 sq ft internally
- 0.65 acre plot
- Open aspect to rear
- Four double bedrooms
- Master bedroom with juliet balcony
- Double garage
- NHBC warranty

Viewing

Please contact our Q & C Beverley Office on 01482 886200 if you wish to arrange a viewing appointment for this property or require further information.

Floor Plan



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 		



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.