

THE CROFT
— E T T O N —
EAST RIDING OF YORKSHIRE

Signature

BEAL HOMES

experience
the BEAL
difference

*An exclusive collection of just 4 bespoke village homes
in Etton, East Riding of Yorkshire*

*Beautiful homes
in harmony with
their surroundings*

A

s part of our Signature range, these luxurious homes offer the highest quality together with freedom to create spaces that reflect your personality and suit your own lifestyle.

Each home is unique and has been carefully designed to complement the rural surroundings and other properties within the village.

The contemporary interiors can be modified to suit individual tastes and lifestyles.



Typical Beal Homes interior finishes shown. © Mereway Kitchens.

*Modern family life in
an idyllic rural setting*

The Croft is situated within the village of Etton, at the foot of the southern border of the Yorkshire Wolds.

This beautiful village is home to many traditional period cottages, the popular pub The Light Dragoon and the ancient St Mary's Church.

Nearby you will find the charming village of South Dalton, home to the Michelin-Starred Pipe and Glass Inn. The cobbled streets of Beverley, with its historic architecture, high street shops and popular eateries are just four miles away.

The senior schools in Beverley are well established along with the popular Bishop Burton College, and the highly-rated public schools of Hull Collegiate, Hymers College and Pocklington are all within a manageable drive. For the younger ones, Cherry Burton Primary School is just a mile away.

With glorious countryside, unspoilt villages and market town charm on its doorstep, Etton is a truly enviable place to live.





Make your dream home a reality

Innovative design, together with the surrounding open fields and countryside make these Signature homes truly unique.

With higher specifications, luxurious extras already included and the freedom to customise your interiors, they are perfect for those who don't wish to compromise on quality or individual style.

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1 Rowley House

Rowley House has over 2,442 sq ft of interior living space to create a truly unique home

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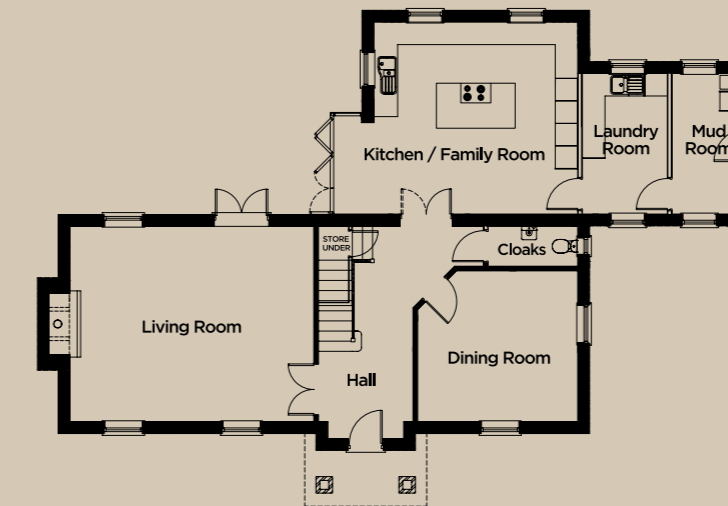
Artist's impression of front elevation



Artist's impression of rear elevation

Please note: Solar PV panels included, but not illustrated.

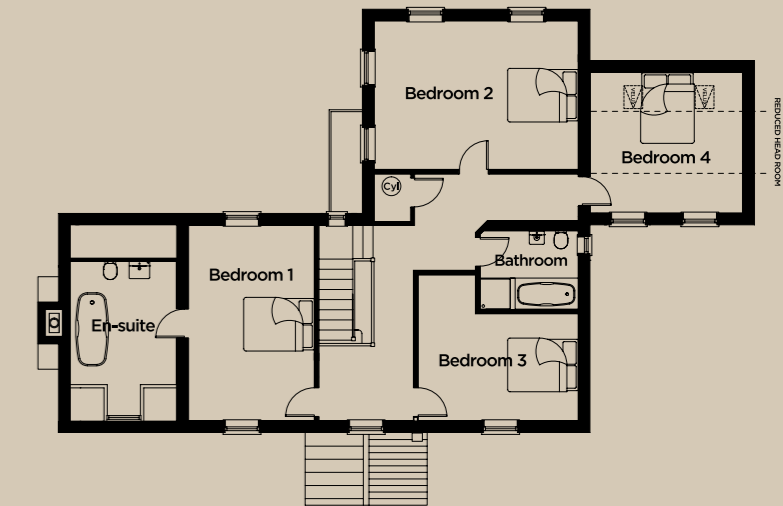
1 Rowley House



GROUND FLOOR

Suggested layout allows for:

- + Impressive central entrance Hallway with galleried landing above
- + Extensive open-plan Kitchen/Family Room, with bi-fold doors leading to rear garden
- + Living Room with three feature windows and French doors opening out onto rear patio area
- + Separate Dining Room with two feature windows
- + Separate Laundry Room and Mud Room to rear of property
- + Cloakroom off central hallway



FIRST FLOOR

Suggested layout allows for:

- + Central gallery landing
- + Impressive Master Bedroom connected to spacious En-suite Bathroom
- + Three further double bedrooms
- + Main Bathroom

2 Wyton House

Wyton House has over 2,452 sq ft of interior living space to create a truly unique home

Signature



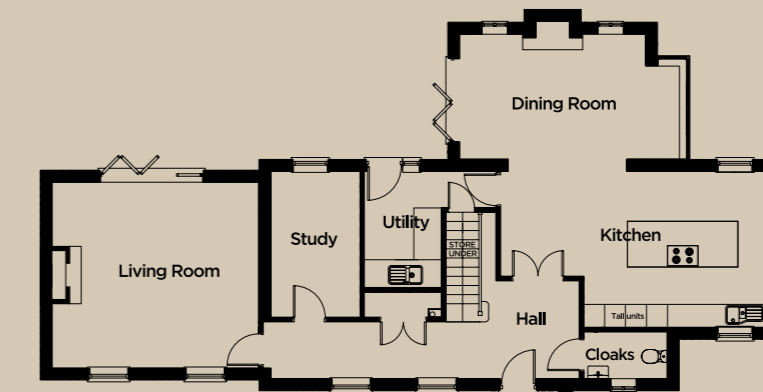
Artist's impression of front elevation



Artist's impression of rear elevation

Please note: Solar PV panels included, but not illustrated.

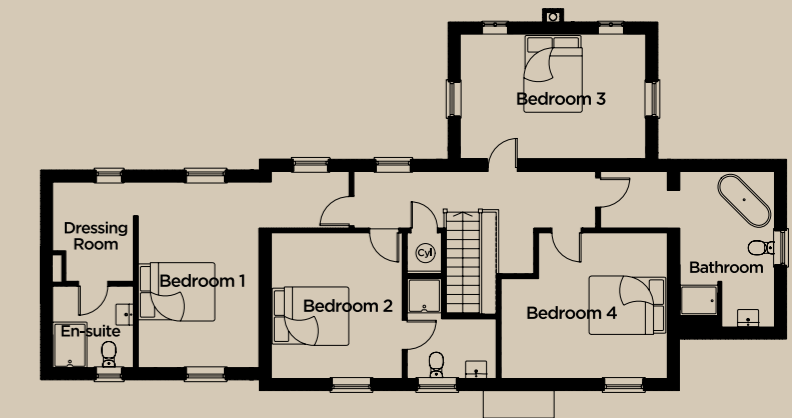
2 Wyton House



GROUND FLOOR

Suggested layout allows for:

- + Impressive central entrance
- + Spacious Living Room with two feature windows and bi-fold doors leading to rear garden
- + Study
- + Open-plan Kitchen/Dining Room with bi-fold doors opening onto rear patio area
- + Separate Utility Room
- + Cloakroom



FIRST FLOOR

Suggested layout allows for:

- + Master Suite with adjoining Dressing Room and En-suite
- + Second Bedroom with En-suite
- + Two further double Bedrooms
- + Spacious main Bathroom with free-standing bath and separate shower

3 Burton House

Burton House has over 2,642 sq ft of interior living space to create a truly unique home

Signature



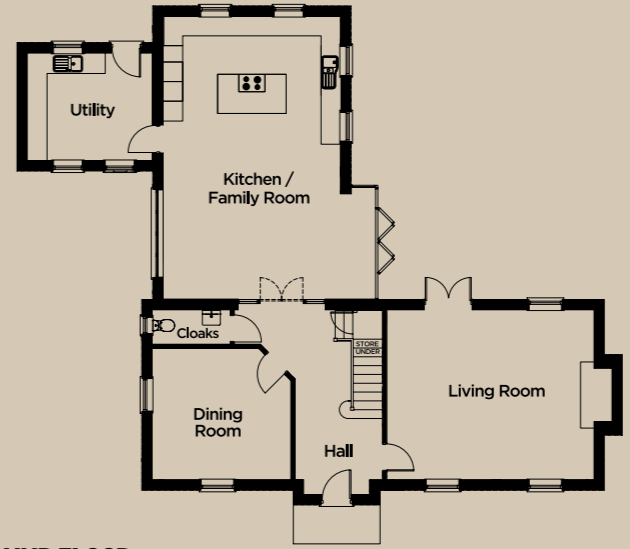
Artist's impression of front elevation



Artist's impression of rear elevation

Please note: Solar PV panels included, but not illustrated.

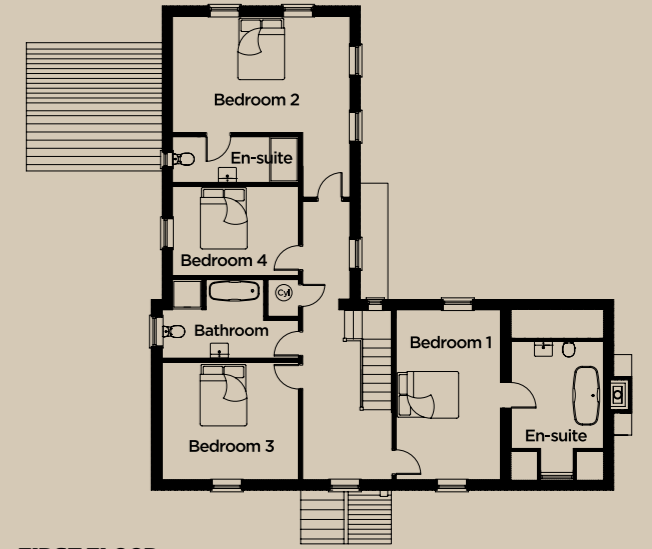
3 Burton House



GROUND FLOOR

Suggested layout allows for:

- + Impressive central hallway with galleried landing above
- + Spacious Living Room with three feature windows and French doors leading to rear garden
- + Separate Dining Room with two feature windows
- + Expansive open-plan Kitchen/Family Room with bi-fold doors leading to external patio area
- + Separate Utility Room
- + Cloakroom



FIRST FLOOR

Suggested layout allows for:

- + Impressive galleried landing area
- + Master Bedroom with spacious En-suite
- + Two further double Bedrooms
- + Expansive Second Bedroom with four feature windows and En-suite Shower Room
- + Main Bathroom with bath and separate shower

4 Bentley House

Bentley House has over 2,819 sq ft of interior living space to create a truly unique home

Signature



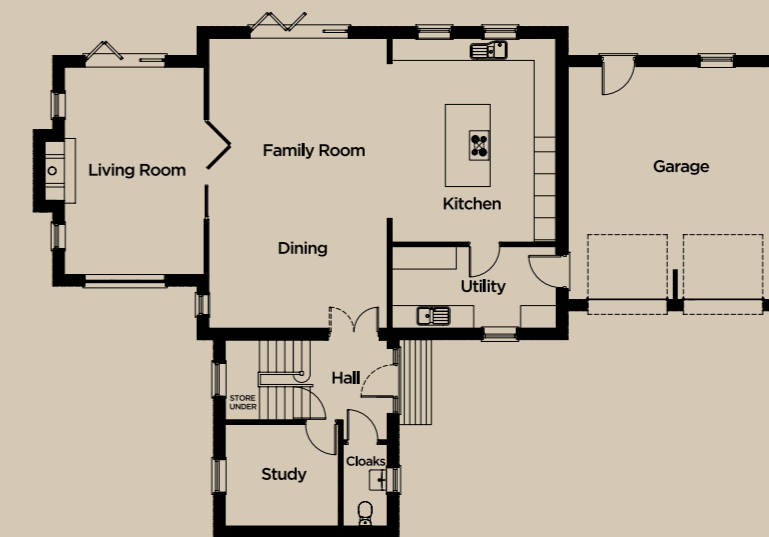
Artist's impression of front elevation



Artist's impression of rear elevation

Please note: Solar PV panels included, but not illustrated. Rear garden positioned on incline.

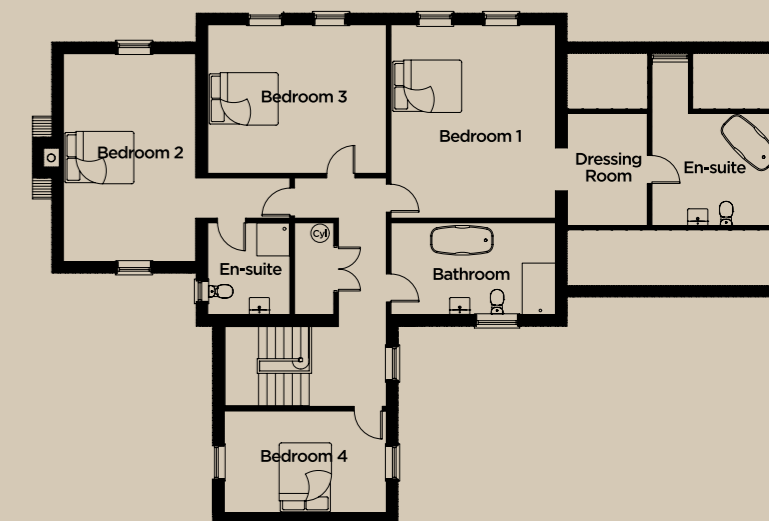
4 Bentley House



GROUND FLOOR

Suggested layout allows for:

- + Spacious open-plan central area incorporating Family/Dining/Kitchen, with bi-fold doors leading from Family Room into external rear patio
- + Living Room with feature glazed screen and glazed bi-fold doors opening onto garden
- + Separate Utility Room with access into double garage
- + Study
- + Cloakroom



FIRST FLOOR

Suggested layout allows for:

- + Expansive Master Suite incorporating walk-in Dressing Room and En-suite with free-standing bath
- + Two further double bedrooms
- + Second Bedroom with En-suite Shower Room
- + Spacious Main Bathroom with bath and separate shower
- + Good sized storage cupboard to landing

THE CROFT — E T T O N —



4 Bentley House

3 Burton House

2 Wyton House

1 Rowley House

IMPORTANT NOTICE: All particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an Order made under the Property Misdescription Act 1991. Nor do they constitute a contract, part of a contract or warranty. Please note Plot 4 Bentley House rear garden is positioned on an incline.

A rural retreat with urban connections

Etton lies to the west of the B1248 road, which links to the A1035, A1079 and A614. The village is one mile from Cherry Burton and four miles from Beverley and benefits from a regular bus service to both.

The railway station at Beverley is on the Hull to Scarborough line and offers connections to Leeds, Doncaster and London.

Both Humberside and Robin Hood airports are approximately an hour's drive away from Etton.

SAT NAV: HU17 7FG



experience
the BEAL
difference

A lifetime of experience...

As a local, family-owned business with over 45 years' experience, we have the values, knowledge and expertise you won't find in other house builders.
We are renowned for building beautiful, unique homes in Kingston-upon-Hull, East Yorkshire and Lincolnshire. Our level of quality, service and attention to detail is unrivalled, so much so that many of our customers have been happy enough to buy their second, third and even fourth homes with us.



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