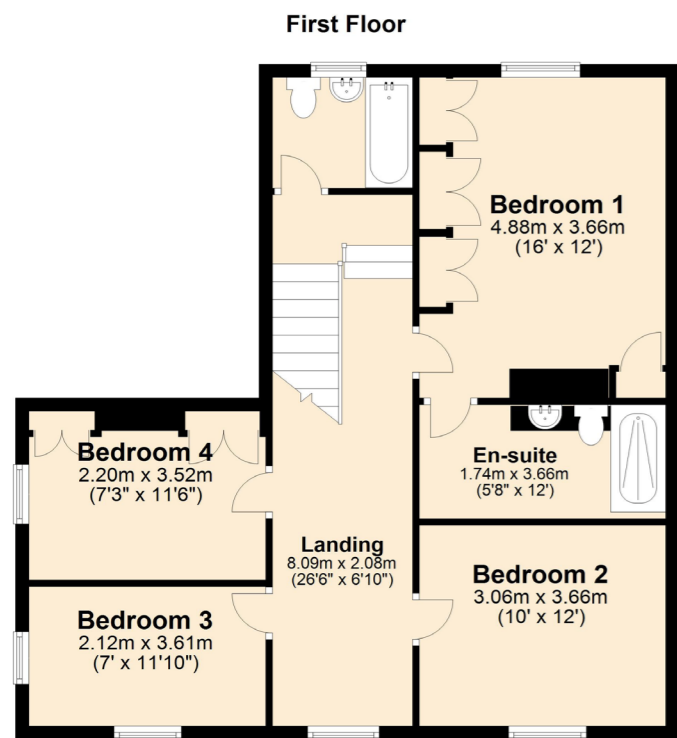


Floorplan of existing building.  
Plan produced using PlanUp.



**Offers over  
£800,000**

**Tymperon House,  
62 Walkergate,  
Beverley**

**SERVICES**

All mains services are connected to the property. None of the services or installations have been tested. Gas-fired radiator central heating is installed.

**TENURE**

The property is freehold. Vacant possession upon completion.

**COUNCIL TAX**

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'F'.

**VIEWING**

Strictly by appointment with the sole agent's Beverley office. Tel: (01482) 866844.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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**Dee Atkinson & Harrison**





# Tymperon House, 62 Walkergate, Beverley, HU17 9ER

## DESCRIPTION

Tymperon House is a landmark property in Beverley town centre. The mid 18th century grade II listed detached house is understood to have been built as almshouse accommodation and has latterly been restored and maintained as a very manageable family home offering exceptional features and amenities in the nearby surroundings. The house is set within an entirely walled plot providing a delightful private landscaped garden to the south and west sides and containing outbuildings including a double garage, store and summerhouse with ample driveway parking - even two spaces outside the gates for visitors. Internally four bedrooms (one en-suite) and three reception rooms plus modern breakfast kitchen are accessed from an impressive central through hallway/landing with fine staircase and front & rear entrance doors.

## SITUATION

A property of this kind is a rare find within such easy reach of the town's central amenities. A walk of around 150 yards brings you to Saturday Market, at the heart of the Georgian town centre hosting a superb range of specialist and national retailers intermixed with numerous cafe bars and restaurants, along with important buildings of interest. Closer to hand are the Tesco store and bus station with other amenities in easy reach including the rail station and historic Beverley Minster. The Westwood common pastures are home to the golf and race courses and the town boasts excellent sporting and recreational facilities which include a theatre and cinema.



## THE ACCOMMODATION COMPRISES:

### GROUND FLOOR

#### CENTRAL HALL

An inviting entrance with fine original staircase having turned spindle balustrade. Two radiators and ceiling cornice.

#### STUDY

A living flame gas fire is set in a marble-effect fireplace surround. Radiator and ceiling cornice.

#### SEPARATE WC

With low level suite and wash-hand basin. Set in the corner of the study this room would be ideal as a consulting or therapy room for home working.

#### DINING ROOM

A living flame gas fire is set within a tiled fireplace with oak surround. Radiator and ceiling cornice.

#### LOUNGE

With a contemporary stone fireplace and gas fire. French doors to side garden, radiator and ceiling coving.

#### BREAKFAST KITCHEN

Comprehensively fitted with cabinets to all walls including flanking each side of an exposed brick chimney breast containing a gas fire. Appliances include two electric ovens, a gas hob, extractor hood, wine fridge, fridge freezer and dishwashing machine. Tiled floor incorporating underfloor heating. Radiator.

#### REAR HALLWAY

Built-in cupboards include a broom cupboard and shelved pantry. Radiator, stone floor and door to rear garden.

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

Fitted with a range of three double wardrobes. Separate alcove airing cupboard housing gas boiler and slatted shelving. Radiator and ceiling coving.

#### EN SUITE SHOWER ROOM

Walk-in shower enclosure and a range of white gloss vanity units with a granite top includes toilet and wash-hand basin. Heated towel rail.

#### BEDROOM TWO

Radiator and ceiling coving.

#### BEDROOM THREE

Radiator and ceiling coving.

#### BEDROOM FOUR

Twin alcoves fitted with wardrobes/storage, one having access through to a floored loft store with electric light (over the lounge). Radiator and ceiling coving.

#### BATHROOM WITH WC

A period-style suite includes a plumbed shower over the bath with separate mixer taps and shower attachment. Pedestal wash-hand basin and high flush WC. Wall tiling and radiator.

### EXTERNAL

The property is set behind a walled forecourt with pedestrian gates, enjoying a position opposite Walkergate House with its own communal garden. Vehicle access is off Dog & Duck Lane to the rear of the property. There is an initial double width parking bay providing additional parking, outside double timber gates leading on to a further internal driveway, with extensive further parking and a cobblestone turning area in front of the:

#### DOUBLE GARAGE

(5.88m x 5.06m / 19'3" x 16'6")

#### WORKSHOP / STORE

(7.19m x 2.01m / 23'6" x 6'6")

### GARDEN

Standing on the south and west side of the house the gardens include an area of patio and lawn along with attractively planted beds with shrubs and a variety of trees and perennials. Areas are hard landscaped in Yorkstone and gravel finishes for ease of maintenance and the garden is walled with exterior lighting. An outbuilding range on the north boundary includes:

#### GARDEN ROOM / SUN LOUNGE

(3.39m x 1.77m / 11'11" x 5'8"): Stone floor.

#### LAUNDRY / UTILITY ROOM

(2.17m x 1.77m / 7'11" x 5'8")

With sink, plumbing for automatic washing machine and tiled floor.

#### STORE

(1.34m x 1.95m / 4'4" x 6'4")

#### OUTDOOR WC

With wash-hand basin and high flush toilet.