



£360,000

**Black House Farm,
Long Lane,
Beverley**



Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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DESCRIPTION

The property offers extensive well presented ground floor accommodation, but we believe many purchasers would be interested in extending (subject to necessary permissions) the house to provide further first floor accommodation. The former stables may also afford the opportunity to create garaging and other useful space (subject to necessary permissions).

The well-presented accommodation currently comprises: front entrance hall, living room with wood burning stove, double glazed conservatory, dining kitchen with dual aspect windows and a range of fitted appliances including dishwasher, fridge, electric oven and induction hob. There is an attractive and modern bathroom with shower over bath, smart toilet and underfloor heating, plus a further reception room/ground floor double bedroom. There are two double bedrooms to the first floor one of which has an en suite shower room. Our 360 degree tour will provide a full overview of all the internal accommodation.

There are very attractive and good sized largely lawned gardens to the front and side with a large ornamental pond and waterfall. There is a range of mature trees and shrubs together with a patio area, all with fencing to surrounds. The property is approached via a long private driveway from Long Lane that runs into an area hardstanding to the rear of the property. There are two sets of 3 former stables, one attached to the side of the house plus another one to the side of the driveway.

SURROUNDING AREA

The property is a former farm and the land to the rear and sides has been zoned for residential development so will be built on in the coming years. However, we believe the property will appeal to many in its current format but will also be attractive to those looking for an opportunity to develop it further (subject to necessary permissions). That would provide a larger property on an attractive plot on the southern edge of Beverley. The stables would provide an opportunity to create garaging space and workshops (subject to necessary permissions).

Black House Farm, Long Lane, Beverley, HU17 0RN

HEATING AND INSULATION

Heating in the house is electric supplemented by the stove in the living room. There is uPVC double glazing throughout.

SERVICES

Electricity is connected and there is a private water supply from a bore hole. Sewage is via a septic tank that doesn't comply with current regulations and will need to be replaced. It is located on land that will be sold as part of the development zoning but could be relocated within the garden of the property and almost adjacent to where it is currently located. . None of the services or installations have been tested.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'C' (verbal enquiry only).

TENURE

Freehold. Vacant possession upon completion.

VIEWINGS

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

