



**Norfolk Street, Beverley, East Yorkshire, HU17 7DN**

**Offers Over £1,200,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**





# Norfolk Street, Beverley, East Yorkshire, HU17

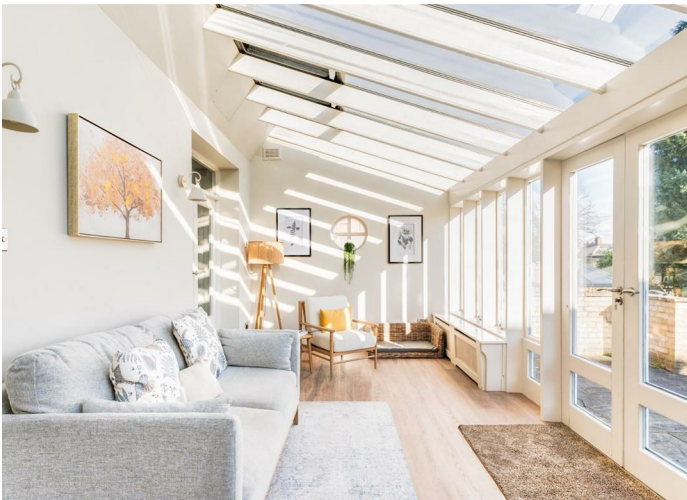
## 7DN

### Offers Over £1,200,000

Introducing Octagon House, a magnificent Grade Two listed residence that epitomises the pinnacle of refined living, seamlessly blending the allure of urban sophistication with the tranquillity of rural charm. Nestled on an generous plot, this distinguished home boasts open panoramic views from both its front and rear aspects, beckoning you to indulge in the picturesque beauty of Beverley's renowned Westwood pastures just moments away, while also being conveniently located mere steps from the vibrant pulse of the town centre.

Emanating opulence at every turn, this exceptional property has undergone an exquisite top-to-bottom renovation, meticulously curated to the highest standards by its current owners. Spanning nearly 6,000 square feet, the residence offers a harmonious fusion of versatility and luxury, with meticulously designed interiors exuding an air of timeless elegance and sophistication. Beyond the main living quarters lies a lower level that redefines leisure and entertainment, boasting a fully tanked basement adorned with a stylish home bar, intimate snug or cinematic haven, and a separate games room thoughtfully crafted for the enjoyment of the entire family. Whether hosting soirées with esteemed guests or relishing cherished moments with loved ones, this extraordinary space promises endless hours of delight and camaraderie.

An invitation to experience the epitome of refined living, Octagon House awaits those individuals seeking a harmonious blend of urban convenience and rural tranquillity. Viewing is highly recommended to fully appreciate the unparalleled splendour Octagon House offers.







#### ENTRANCE HALL

Wooden double entrance doors, feature arch window to the side aspect, coving, dado rail, radiators, power points, stairs descending to the lower floor and stairs ascending to the first floor landing.

#### WC

Opaque sash window to the side aspect, radiator, high level WC and wall mounted wash hand basin.

#### UTILITY ROOM

Window to the side aspect, a range of wall and base bespoke fitted units with Corian work surfaces, fitted cloaks cupboard, bench seating and shoe storage, under counter sink, space for washing machine, space for tumble dryer and power points.

#### RECEPTION ROOM 1

Large feature windows to the front aspect with window seat overlooking the green, coving, radiators, feature fireplace with log burning stove, fitted shelving, TV point and power point.

#### RECEPTION ROOM 2

Windows to the front aspect with window seating overlooking the green, coving, fitted shelving, feature fireplace with log burning stove, radiators, TV point and power points.



#### KITCHEN

Window to the side aspect, French doors leading to the Orangery and opening to the dining room, A range of wall and base units with Corian work surfaces, under counter sink with instant hot water tap, Island unit with breakfast bar feature, Integrated fridge freezer, integrated dishwasher, Rangemaster gas hob with electric oven, extractor hood, TV point and power points.

#### DINING ROOM

French doors leading to the Orangery coving, picture rail, feature log burning stove, radiator and power points.

#### SUN ROOM

Windows to the rear aspect and French doors opening to the garden, Porthole window to the side aspect, radiators and power points.

#### FIRST FLOOR LANDING

Split level landing with sash window to the side aspect, picture rail, dado rail, radiators, power points and stairs ascending to the second floor landing.

#### BEDROOM 1

Sash window and sash box bay window to the front aspect overlooking the green, radiators, ornate feature fireplace, TV point and power points.

#### DRESSING ROOM

Sash box bay window to the front aspect, fitted wardrobes, radiator and power points.



#### EN SUITE BATHROOM

Window to the side aspect, walk in tiled shower enclosure with power shower, roll top bath with mixer taps and shower attachment, radiator with heated towel rail, tiled flooring with underfloor heating, wash hand basin with vanity unit, low flush WC, part tiled walls and extractor fan.

#### BEDROOM 2

Windows to the rear aspect, feature fireplace, picture rail, fitted wardrobes and desk unit, radiators and power points.

#### OFFICE

Windows to the rear and side aspects, picture rail, radiator, fitted cupboard, TV point and power points.

#### BATHROOM

Opaque window to the side aspect, four piece bathroom suite comprising; roll top bath with mixer taps and shower attachment, low flush WC, wash hand basin with vanity unit, walk in shower with power shower, radiator with heated towel rail, tiled flooring with under floor heating and extractor fan.

#### SECOND FLOOR LANDING

Sash window to the side aspect, dado rail, radiators and access to the loft.

#### BEDROOM THREE

Windows to the front and side aspect, radiator, fitted wardrobes, ornate feature fireplace and power points.



#### EN SUITE

Window to the side aspect, radiator with heated towel rail, shower enclosure with rainfall shower, low flush WC, wash hand basin with vanity unit.

#### BEDROOM 4

Window to the rear aspect, fitted wardrobes and desk, radiator, TV point and power points.

#### EN SUITE

Window to the side aspect, three piece suite comprising; walk in shower with power shower, low flush WC, wash hand basin with vanity unit and radiator.

#### BEDROOM 5

Windows to the rear and side aspects, fitted wardrobes, feature fireplace, radiator, TV point and power points.

#### OFFICE 2ND FLOOR

Window to the rear aspect, radiator and power points.

#### LAUNDRY ROOM

Fitted shelving and radiator.

#### GARDEN

Gated side entrances on either side of the property to a mainly laid to lawn walled garden with plant and shrub borders, patio area, outside tap and lights.





## GARAGE

A detached, brick built garage that has an electric up and over door, power and lighting as well as electric charging points.

## PARKING

Off road parking to the front and side of the property.

## LOWER GROUND FLOOR

This is a fully tanked basement, that has been converted by it current vendors to create a fabulous space for entertaining, with the perfect balance of mood lighting and furnishings, this space is made up of three large rooms with natural lighting from the ground level windows, a large bar area with bespoke seating, snug / cinema room and a separate games room. There is a walk in wine store, separate store room, plant room housing the boilers and hot water cylinders and a separate WC with wash hand basin. This really is a sumptuous space for after dinner enjoyment for your friends and family to enjoy.

## Material Information - Hunters Beverley

Tenure Type; Freehold  
Council Tax Banding; G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	56	79
England & Wales	EU Directive 2002/91/EC	

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

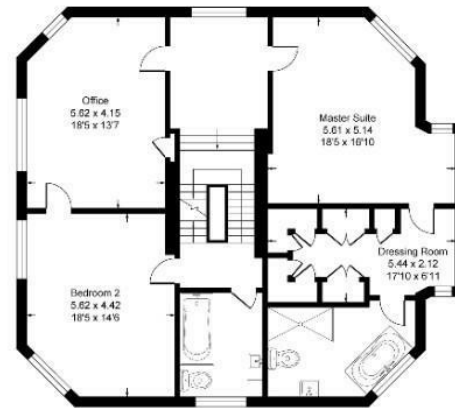
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## Octagon House, Norfolk St, HU17

Approximate Gross Internal Floor Area = 535.5 sq m / 5765 sq ft

Garage Area = 21.4 sq m / 230 sq ft

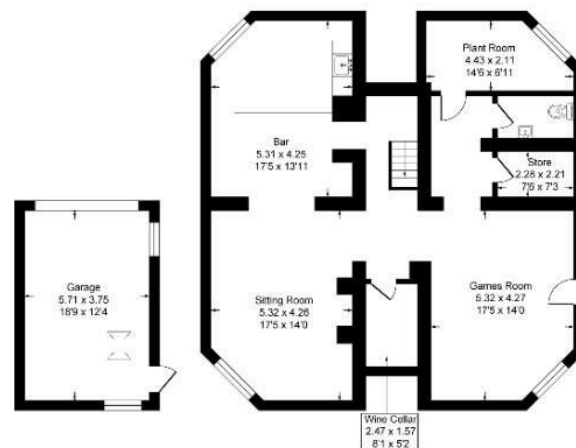
Total Area = 556.9 sq m / 5995 sq ft



First Floor

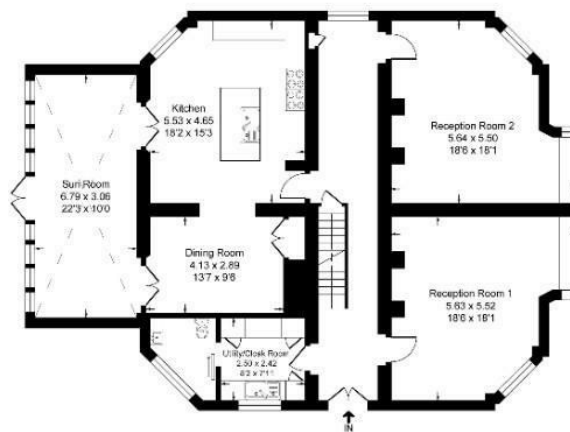


Second Floor



Garage

Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01482 861411 | Website: [www.hunters.com](http://www.hunters.com)

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