



Lakefield Grange
Meaux | Beverley | East Yorkshire | HU17 9SS

FINE & COUNTRY

LAKEFIELD GRANGE



There is only one word to describe the lifestyle this substantial barn conversion standing in five acres provides and that is stunning.



KEY FEATURES

Summary:

Approached via a long treelined driveway, set in approximately five acres, this outstanding barn conversion is a completely reconstructed replica of the original. Providing a style and quality unrivalled on the market today. The extremely versatile accommodation extends to approximately 4,000 sq. ft. providing up to five bedrooms, four bathrooms, and stunning reception areas.

Take a look at the photographs, you will not fail to be impressed by the lifestyle this property offers, benefiting from ground source heating, making this an economical house to run.

Location:

Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

Accommodation:

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan, forming part of these sale particulars and briefly comprises as follows:

Entrance Lobby:

With access to a large boot/cloakroom.

WC:

With vessel wash hand basin, standing on a rustic hardwood plinth.

Vaulted Living Room:

45'7" x 17' (13.9m x 5.18m) To the full height of two floors, also offers scope to provide a mezzanine as provisions have been put in place if desired. There are two full height picture windows taking full advantage of the outlook and views, inset rustic brick fireplace. Open plan to the...





Living Dining Kitchen:

40' x 12'6" (12.2m x 3.8m) Includes a 20ft span of bi-fold doors, again taking full advantage of the outlook and views. The kitchen area has a stylish range of cabinets with complementing Silestone white granite worktops, matching centre island unit with inset single drainer sink, two built-in ovens with steam oven facility, four ring hob, plus wok burner. Open to a prep kitchen with additional single drainer sink unit, dishwasher and wine refrigerator.

Inner Lobby:

Gives access to the ...

Master Bedroom Suite:

25'7" x 11'10" (7.8m x 3.6m) Comprising combined master bedroom and dressing room. With French door and full length window, enjoying the open aspect and views. The dressing area has a range of rustic mirror fronted wardrobes and connecting door to the ...

En-suite Bathroom:

Featuring a stylish five piece suite comprising free standing bath in a copper finish, twin porcelain wash stand, independent shower cubicle and high level w.c.

Inner Hall:

34'6" x 5'8" (10.52m x 1.73m) Giving access to the ...

Utility Room:

15'2" x 10'1" (4.62m x 3.07m) Includes a range of fitted cabinets and Belfast sink with plumbing for an automatic washing machine. Internal access to the garage.

Bedroom 4:

14'6" x 8'6" (4.42m x 2.6m)

Bedroom 5:

17'7" (5.36) x 15' (4.57) narrowing to 10'8" (3.25) Currently used a gymnasium with double French doors to the side garden.

Family Bathroom:

Includes a four piece suite with complementing tiling, comprising free standing bath, high level w.c., wash hand basin and independent shower cubicle.

















KEY FEATURES

First Floor Landing

Bedroom 2:
26'6" x 14'9" (8.08m x 4.5m) Would also make an excellent alternative master bedroom suite. Large walk-in wardrobe.

En-suite Shower Room:
Half-tiled complementing a four piece suite comprising free standing bath, high level w.c., wash hand basin and independent shower cubicle plus heated towel rail.

Bedroom 3:
15' x 14'7" (4.57m x 4.45m) Large walk-in wardrobe.

En-suite Shower Room:
Includes a shower cubicle, pedestal wash hand basin and high level w.c. plus heated towel rail.









Outside:

The property is approached via a tree lined driveway approximately 200 yards long, serving only two properties, terminating in two parking areas, providing multiple parking and turning space. Integral garage 15' x 15'. There is a large, enclosed courtyard with access to the plant room and large store, as shown on the floorplan. A gravelled driveway extends to the side of the property providing access to the rear which opens out into beautifully laid out and landscaped grounds. Leading from the house and kitchen is a raised outdoor entertaining area with a multitude of ornamental shrubs and plants. The elevated position allows delightful views of the grounds. Situated within the main paddock area is a large steel framed timber barn with overhang to the front, providing an additional outdoor covered area with cook station. The gardens extend to the opposite side, which includes a wildlife pond and a large timber shelter/store.





INFORMATION

Services:

Mains electricity is connected to the property, water is provided by a private borehole which serves Lakefield Grange and the one neighbouring property. Drainage is by way of sewage treatment plant.

Central Heating:

The property has the benefit of a ground source heating system, underfloor to the ground floor and panelled radiators to the first floor.

Council Tax:

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*

Fixtures & Fittings:

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer:

The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings:

Strictly by appointment with the sole agents.

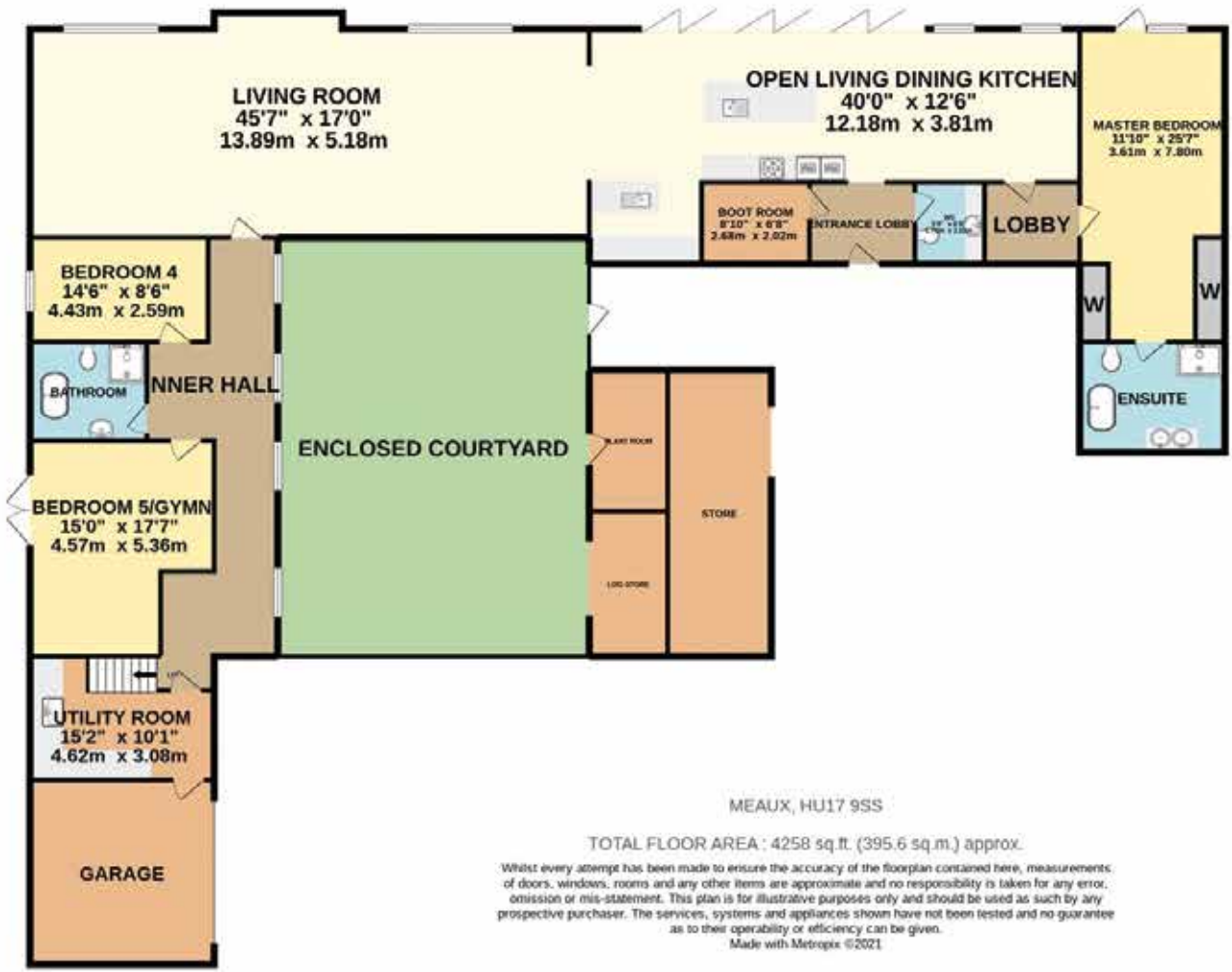
Mortgages:

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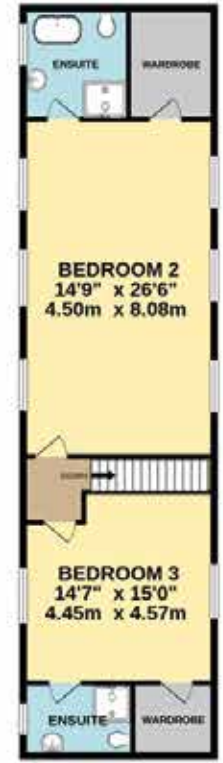
Valuation/Market Appraisal:

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GROUND FLOOR
3376 sq ft. (313.7 sq.m.) approx.



1ST FLOOR
881 sq ft. (81.0 sq.m.) approx.



MEAX, HU17 9SS

TOTAL FLOOR AREA : 4258 sq.ft. (395.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Energy Efficiency - Meter Running Costs		Current	Potential
101-110	A		
81-100	B		
61-80	C		73
41-60	D	62	
21-40	E		
1-20	F		
1-10	G		

Metreplex Energy Efficiency - Meter Running Costs



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Fine & Country Willerby
8 Kingston Road, Willerby, East Yorkshire HU10 6BN
01482 420999 | fineandcountry@beercocks.com

