



White Lodge, St. Giles Croft, Beverley, East Riding of Yorkshire, HU17 8LA

A HIDDEN GEM OF A HOME - PRIVACY, SPACE AND LOCATION COME TOGETHER JUST MINUTES AWAY FROM WESTWOOD PASTURES AND BEVERLEY'S HISTORIC TOWN CENTRE



White Lodge is a spacious, adaptable, single-storey home. Around 3,600 sq. ft. of beautiful living area, set in mature walled gardens with outbuildings, hedgehogs and a secret entrance door!

Summary

The accommodation comprises four double bedrooms, four bathrooms, and multiple living areas to enjoy. Outside, the large private gardens are stunning and bursting with wildlife. There is ample parking space, a double garage, a workshop, greenhouses and storerooms.

Agents Perspective

White Lodge is one of those homes that's hard to come by. From the minute you enter the drive, you sense the space, the calm and something a bit special. The house sits in a generous walled garden of nearly half an acre. The design does not skimp on room size and the layout really works. There are four proper double bedrooms and four bathrooms. Three of the bedrooms have their own en-suites, all are of a good size – no box rooms here. If you've got family or friends staying, or older kids, there's room for everyone to do their own thing.

The dining kitchen is a standout, where everything comes together, whether for a quiet breakfast or a bigger get-together.

There is a large living room and a separate drawing room, so you have options depending on the mood.

The conservatory is ideal for summer lunches and dinners, looking out over the garden. There is even a hobby room which could just as easily be an office, gym or extra bedroom. Practicalities are covered too with a large utility room, a pantry and a cloakroom with separate W.C.





Outside there's more than enough parking for several cars, plus a double garage and a large workshop, which would be great for anyone needing storage or space for projects.

The garden feels like your own private park, with somewhere always catching the sun. There is plenty of space for relaxing, playing or pottering about, and not forgetting the large greenhouses and cold frames for the dedicated gardeners.

Unbelievably, all this exists just minutes' walk from Westwood Pastures and Beverley town centre.

Whether you are retiring and wanting to stay local, with room for visiting family, or you are after a home with space to grow, White Lodge fits the bill.



Tenure

The property is freehold.

Council Tax

Council Tax is payable to the --- Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band -.*

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.

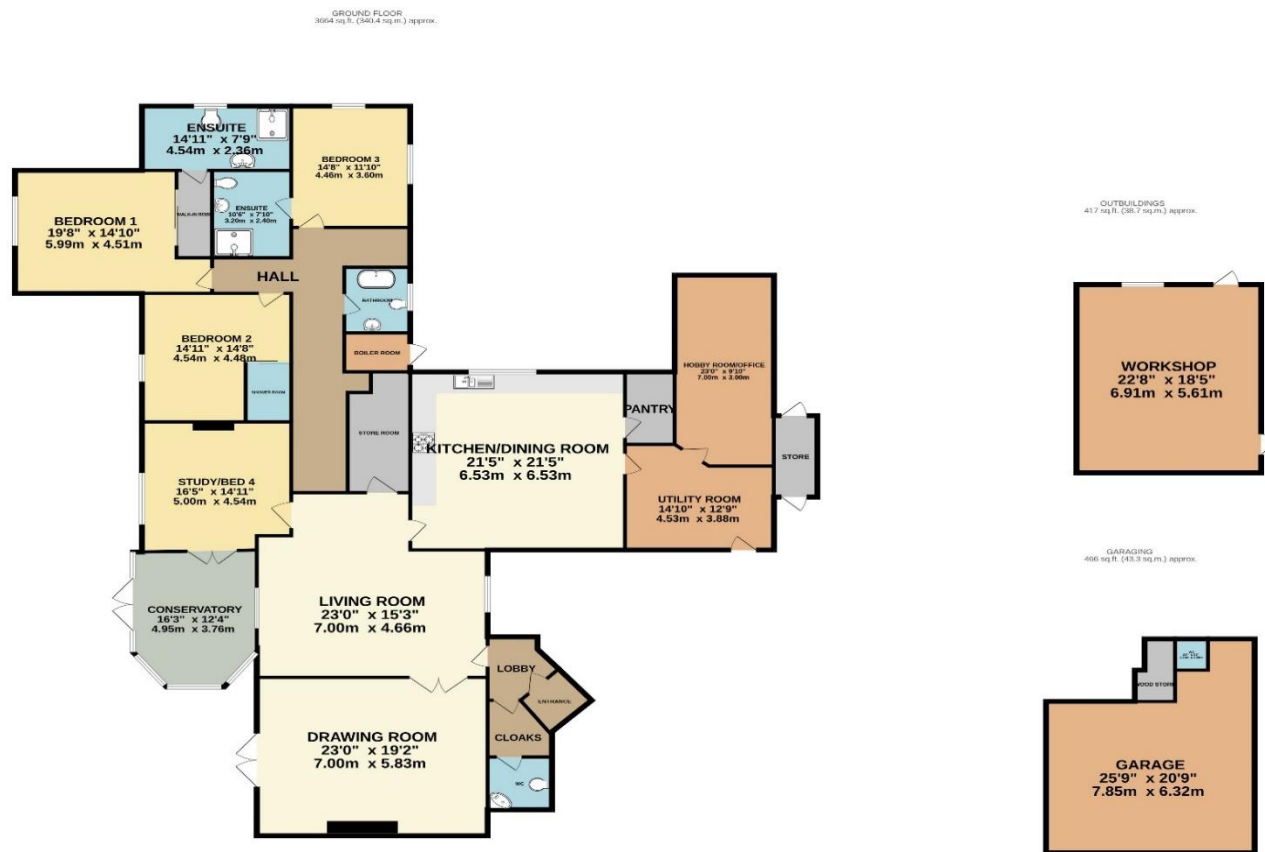
Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.





ST. GILES CROFT, BEVERLEY, HU17 8LA

TOTAL FLOOR AREA : 4547 sq.ft. (422.4 sq.m.) approx.

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

