



Horace House, Chantry Lane, Etton, Beverley, East Yorkshire, HU17 7PE

ECO COUNTRY HOME WITH SPACE, STYLE AND 14.5 ACRES NEAR BEVERLEY



This unique country residence combines modern comfort with countryside living. Found just five minutes north of Beverley, the home sits on the edge of a lovely Yorkshire Wolds village. Offering four to five bedrooms, impressive living spaces and wide open views, it's designed for both relaxation and practicality. With its eco-friendly systems and generous land, it is well-suited for families, those seeking space, or anyone with equestrian interests.

From the Agent's Perspective

What makes this property so special is how it brings together space, style, and sustainability. It's a home that feels generous in every sense. The layout is all on one level, which makes everyday living easy, but there's no compromise on scale or quality. The 30ft x 19ft dining, living and kitchen area is the true heart of the home — whether you're sharing a family meal, hosting friends, or simply enjoying a quiet morning, it feels welcoming and light.

The panoramic living room is another highlight, designed to take in the views across the Yorkshire Wolds. It's a wonderful space to sit back and watch the seasons change. With four to five bedrooms and three bathrooms, there's plenty of flexibility for family life or visiting guests.





Sustainability has been carefully built into this home. Ground source heating, solar panels, and a private borehole make it virtually self-sufficient, helping to reduce running costs and environmental impact without compromising comfort.

Outside, the property extends to 14.5 acres and is approached by a long, winding driveway, giving a real sense of privacy. For those with equestrian interests, or anyone who simply appreciates open space, the barn and outbuildings add further potential. It's rare to find a property that offers such a complete lifestyle package — countryside living, eco credentials, and the convenience of being only minutes from Beverley.



Location

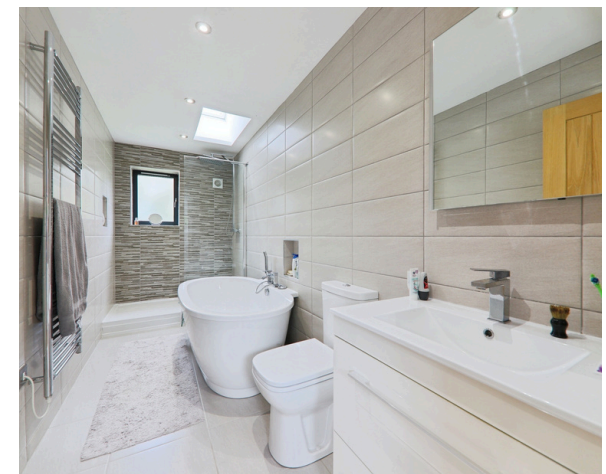
Etton is an unspoilt pretty village, having extensive views across the rolling Wolds landscape and being well placed for the Historic Market Town of Beverley, which lies approximately four miles to the south. Good road connections allow a convenient link into the Humber Bridge Northern Approach road which in turn links into the region's motorway network. The major port and business centre of Hull and the Historic City of York lie almost equidistant being within approximately half an hour's driving time.

Tenure

The tenure of the property is freehold.

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.

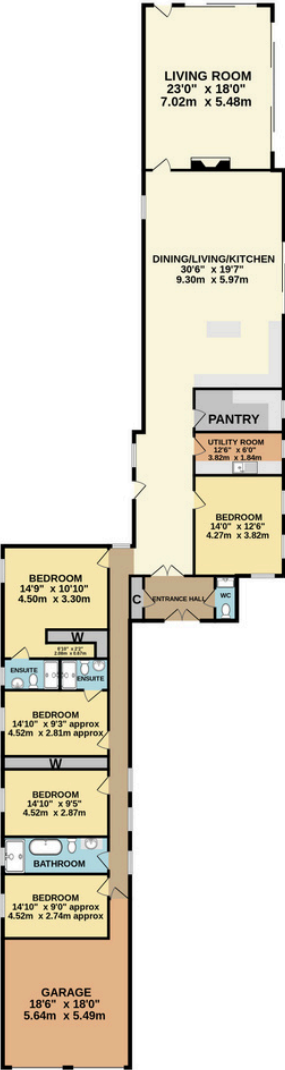
Mortgages

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.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GROUND FLOOR
2930 sq.ft. (272.2 sq.m.) approx.



HORACE HOUSE, CHANTRY LANE, ETTON

TOTAL FLOOR AREA : 2930 sq.ft. (272.2 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.
Made with Metropix ©2025

8 Kingston Rd, Willerby, Hull, HU10 6BN

Tel: 01482 420999 E-mail: eastyorkshire@fineandcountry.com

1 Saturday Market, Beverley, HU17 0BB

Tel: 01482 887770 E-mail: eastyorkshire@fineandcountry.com



Each Fine & Country office is independently owned and operated under license.

Fine & Country Willerby and Beverley trade under Beercocks Limited. Beercock for themselves and for the vendors or lessors of this property whose agent they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Beercocks has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale. LOCATION MAP - (c) OpenStreetMap contributors, CC BY-SA

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

