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The Old Coach House Carr Road, Beverley, HU17 7JZ

£899,950





# The Old Coach House Carr Road

Beverley, HU17 7JZ

- STUNNING, CHARACTER FAMILY HOME
- GENEROUS LIVING SPACE THROUGHOUT
- SIX BEDROOMS
- DRIVEWAY AND DOUBLE GARAGE
- COACH HOUSE CONVERSION RETAINING A WEALTH OF FEATURE
- SET WITHIN 1.0 ACRE (APPROX.) OF GROUNDS
- THREE RECEPTION ROOMS
- TWO BATHROOMS
- PRIVATE AND MATURE SETTING

A SUPERBLY APPOINTED COACH HOUSE CONVERSION STANDING WITHIN 1.0 ACRE OF GROUNDS, ALL WITHIN A MOLESCROFT, BEVERLEY SETTING.

This spacious family home extends in excess of 3400 square feet in size and has been considerably improved and enhanced to create an outstanding residence of genuine character appeal having been Converted in 2001 from its original construction in 1860.

The plot in its entirety remains unrivalled in both scale and privacy and is complimented by a mature setting around a courtyard environment. A short drive away from the historic town centre of Beverley yet offering a rural setting within Beverley environs.

The versatile living space retains a wealth of character feature with an emphasis placed upon bright open plan reception spaces maximising views over the side and rear gardens.

The arrangement of ground floor living space comprises; Entrance hallway with Cloakroom W.C, Formal Lounge with garden views, Dining Room/Dayroom, Snug, Breakfast Kitchen and a Utility Area with access to an integral garage.

To the first floor level a gallery style landing provides access to a Master Bedroom with En Suite Shower Room, and a further 5 double Bedrooms Family Bathroom.



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## ACCOMMODATION COMPRISES

**ENTRANCE HALLWAY** 11'4" x 6'5" (3.47 x 1.97)  
A welcoming entrance to this converted family home with solid oak flooring and access provided through to the kitchen and further ground floor reception rooms. Inset spotlights to ceiling and hardwood entrance door.

**CLOAKROOM/ WC** 6'7" x 3'4" (2.02 x 1.04)  
With neutrally appointed white sanitary ware including pedestal wash hand basin, low flush WC and privacy window to rear.

**DAYROOM/ DINING ROOM** 36'8" x 15'5" (11.2 x 4.70)  
A most impressive main reception space, providing an abundance of natural daylight and a wealth of traditional features with exposed brick pillars and timber beams. Being expansive in its proportions with hardwood flooring, four coach house style floor to ceiling windows (two with access doors to external terrace).

The versatile reception space is used by the current vendors as a dining room open plan to a dedicated lounge with additional stable door to the side elevation. A central focal point is provided via an Inglenook chimney style fireplace with brick set detailing with open fire insert. Inset spotlights to ceiling and with open plan access through to....

**LOUNGE** 21'11" x 17'1" (6.69 x 5.22)  
Leading from the day room with French doors from the entrance hallway and further access into a snug.

This formal lounge space boasts full garden outlook via twin stable style doors with Fret windows. Open return staircase leading to first floor level, inset spotlights to ceiling and decorative fireplace with hearth and traditionally styled surround. Solid oak flooring and inset spotlights to ceiling.

**SNUG** 16'0" x 13'5" (4.88 x 4.11)  
A further versatile reception room, has potential to be used for a multitude of purposes, but used by the current vendors as an informal snug room with windows to the rear and side elevations, enjoying full garden outlooks. Suitably sized to accommodate a furniture suite and dining table. Has potential to be used as a playroom. With inset spotlights to ceiling and oak flooring continuing throughout.

**KITCHEN** 18'11" x 13'3" (5.77 x 4.04)  
In keeping with the traditional style of the property, this farmhouse style kitchen benefits from terracotta stone flooring. Alternate access from the frontage opening into a generous layout with a range of fitted hardwood wall and base units incorporating integrated dishwasher, single integrated fridge, Belfast style sink with inset drainer. Granite work surfaces and additional breakfast bar area with exposed brick detailing and wine storage.

A central focal point is provided via a farmhouse chimney style recess with gas burning range and multiple ovens. Full garden outlook via two windows with inset spotlights to ceiling.

**UTILITY ROOM** 7'3" x 17'1" (2.23 x 5.22)  
Leading from the kitchen space with a multitude of storage, with full height wall and base units. Under cupboard lighting, space for free standing white goods, wall mounted alarm console and integral access through to the double garage.

## FIRST FLOOR



#### LANDING

13'6" x 16'9" (4.13 x 5.12)  
An expansive landing with a picture window to the rear facing orientation with expansive views and additional Velux roof light. Loft access point, two inner hallways lead to separate parts of the first floor accommodation.

#### MASTER BEDROOM

17'10" x 15'9" (5.46 x 4.82)  
With window to rear elevation, additional Velux roof light and fitted wardrobes to one full wall length with storage.

#### ENSUITE SHOWER ROOM

11'0" x 6'9" (3.37 x 2.07)  
Immaculately appointed throughout with a walk in double shower featuring rainfall shower head, tiling to floorcoverings and shower splashbacks, full height glazed shower screen. Low flush WC, inset basin with feature chrome mixer tap to vanity unit with tiling in a mosaic style to borders and heated towel rail. Velux roof light also.

#### BEDROOM TWO/ GUEST BEDROOM

17'7" x 14'6" (5.38 x 4.44)  
With a dual aspect, vaulted ceiling height with exposed timbers and purlins. Of double bedroom proportions with space for free standing bedroom furniture.

#### BEDROOM THREE

18'11" x 12'4" (5.79 x 3.77)  
With window to the elevated garden outlook. Boasting a wealth of traditional detail and feature with exposed timbers and purlins, Of double bedroom proportions with space for free standing bedroom furniture,

#### BEDROOM FOUR

13'7" x 15'7" (4.15 x 4.75)  
With double glazed window to the rear elevation, of double bedroom proportions with space for free standing bedroom furniture,

#### BEDROOM FIVE

11'2" x 13'7" (3.41 x 4.15)  
Of double bedroom proportions with space for free standing bedroom furniture, Velux roof light and additional window with full garden views.

#### BEDROOM SIX

13'6" x 11'7" (4.13 x 3.54)  
Of double bedroom proportions with space for free standing bedroom furniture, Velux roof light and additional window with full garden views.

#### HOUSE BATHROOM

13'6" x 9'0" (4.12 x 2.75)  
Of an excellent size with corner shower cubicle with splash screen and wall mounted shower head and console. Free standing bath with chrome fitted tap points, pedestal basin, low flush WC, contrasting wall and floor tiling, cast iron feature radiator, Velux roof light and inset spotlights to ceiling.

#### EXTERNAL

The Old Coach House benefits from vehicular access from Carr Road leading to a cloistered courtyard forming an original farm house and three converted barns. Originally dating back to 1860 having undergone a full programme of renovation and refurbishment as recently as 2001.

The subject dwelling benefits from a shared brick set driveway leading to dedicated parking for two vehicles with a hard landscaped courtyard with wall and five bar gate.

An electronically operated up and over garage door features extending to a garage.

Additional visitor parking remains available to the front of the original farmhouse. Expansive gardens extending in the region of one acre feature offering a mature and established outdoor environment with a brick set patio extending from the immediate building terrace. Trellised walkway with border detailing extends to the boundary perimeter with an expansive laid to lawn grass section with herbaceous planting, shrubbery and borders throughout.

Outdoor entertaining is provided via a covered seating area suitable for Al Fresco dining but given the expansive plot size and nature of the property, really does have to be seen to be fully appreciated, with viewing available through the sole selling agent Staniford Grays.

#### GARAGE

18'6" x 19'4" (5.66 x 5.90)  
With further electronically operated single up and over access door to the rear.

#### COUNCIL TAX:

We understand the current Council Tax Band to be G

#### TENURE :

We understand the Tenure of the property to be Freehold.

#### SERVICES :

Septic tank and oil central heating, mains water, electricity are connected.

#### MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

#### PROPERTY PARTICULARS DISCLAIMER :

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

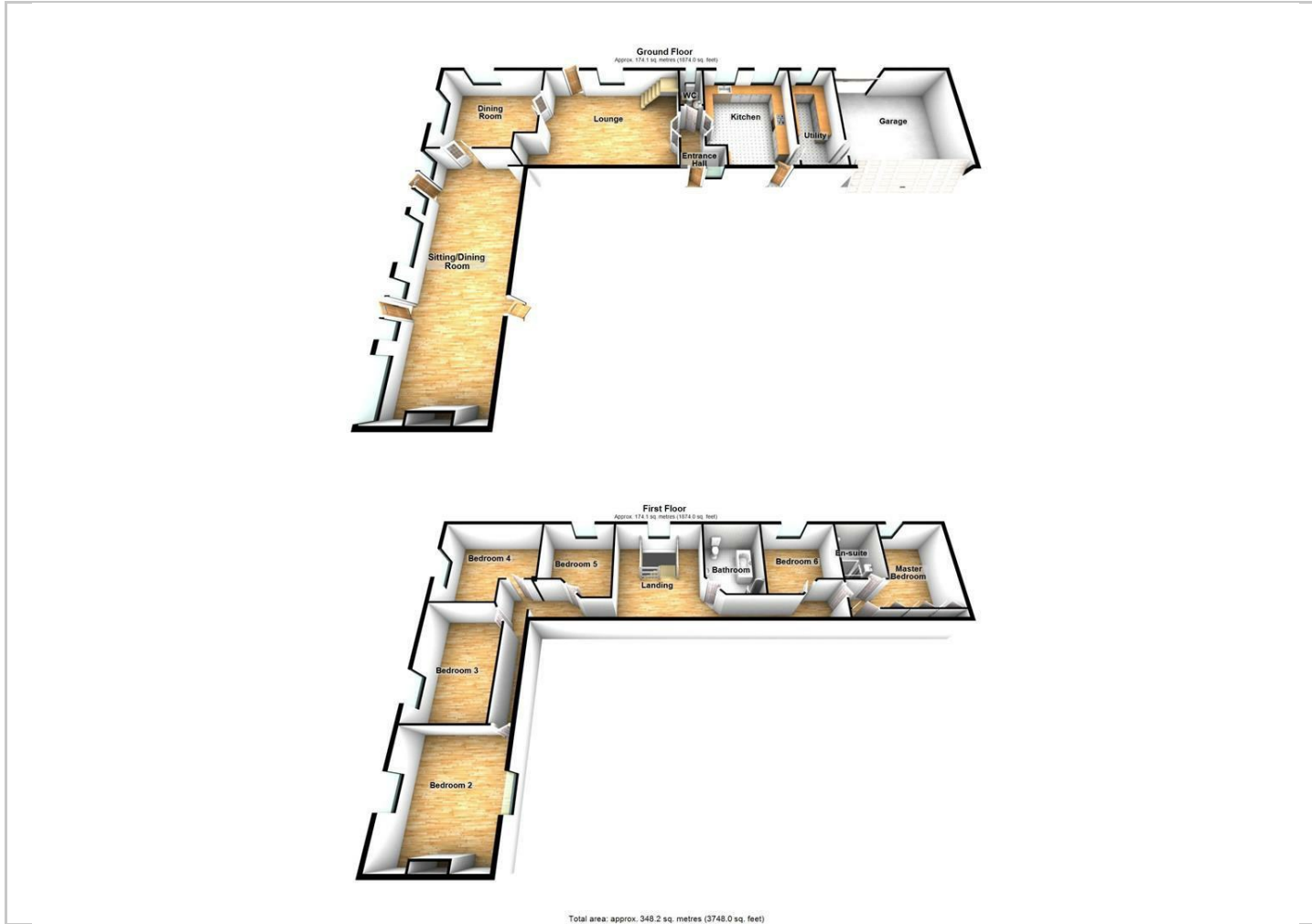
The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit



## Floor Plans



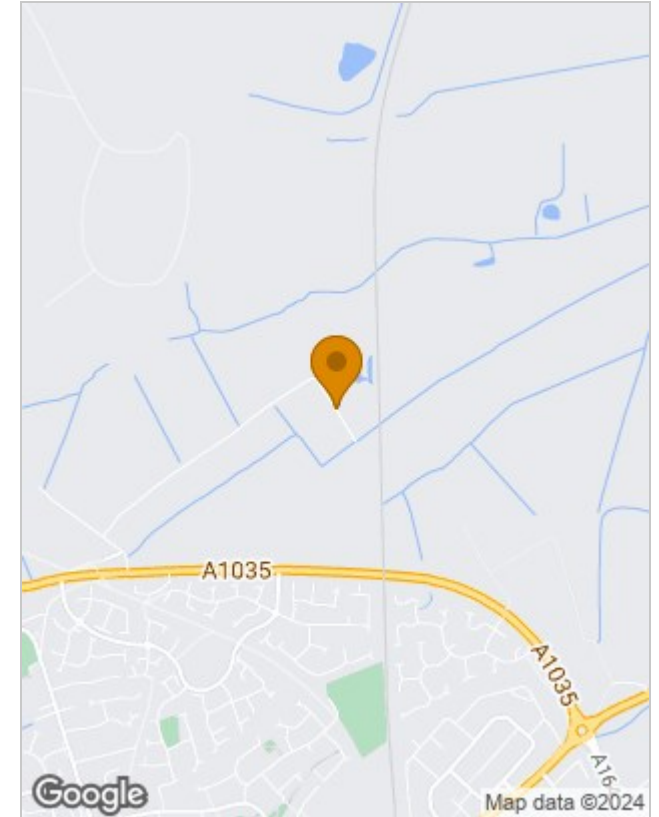
## Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

3 Sow Hill Road, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

## Location Map



## Energy Performance Graph

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>			<b>65</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>41</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	