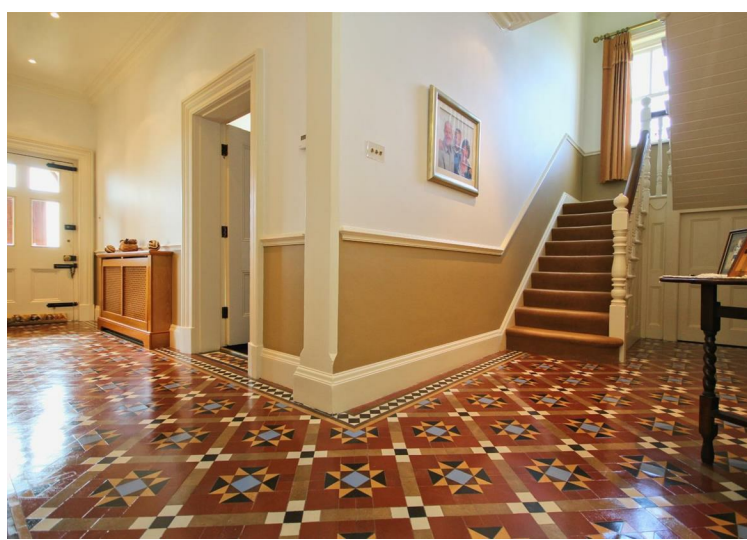




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**Throstle Nest Farm House Watton Carrs Road,  
£850,000**



- Late Victorian detached residence
- Meticulously presented and maintained
- Almost 4,600 sq ft
- Six bedrooms
- Five reception rooms
- Four bathrooms
- 2.8 acre plot with outbuildings
- Heart of the Wolds countryside
- Incredible opportunity
- EPC awaited

An absolutely beautiful late Victorian detached residence standing in the heart of the Yorkshire Wolds and offering almost 4,600 square feet of high quality and meticulously maintained accommodation.

Throstle Nest Farm stands on an extremely useful plot of approximately 2.8 acres and would suit a variety of uses with the land currently set aside as garden, but could easily offer paddock facility for equestrianism.

This outstanding property really is a credit to the current owners and no doubt will make a superb family home for a new occupier.

#### LOCATION

The property is in a rural setting but within easy reach of both Driffield and Beverley. The nearby village of Hutton Cranswick provides an excellent range of amenities and facilities as well as its own railway station and public houses.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### PORCH

With quarry tiled floor.

##### HALLWAY

A beautifully maintained traditional Victorian multi-coloured tile floor, ceiling coving and dado rail, return staircase to first floor and understairs storage cupboard, downlighters and two radiators.

##### INNER HALLWAY

Quarry tiled floor with dado rail and radiator.

##### LIVING ROOM

16'4" x 15'10" (4.98m x 4.83m)

Featuring a dark wood fireplace having tiled inset and hearth with living flame gas fire, timber effect flooring, ceiling coving, two sealed unit double glazed sash windows, and radiator.

##### SITTING ROOM

18'10" x 15'8" (5.74m x 4.78m)

Delightful brick inglenook fireplace with raised stone hearth and fitted Jotul log burner, beamed ceiling detail, built-in fireside cupboard, sealed unit double glazed window and radiator.

##### DINING ROOM

16'6" x 15'10" (5.03m x 4.83m)

Carved stone fireplace and hearth with living flame gas fire, ceiling rose and cornice, timber effect flooring, sealed unit double glazed window, radiator and French doors to conservatory.

##### CINEMA ROOM

15'10" x 15'5" (4.83m x 4.70m)

Detailed timber fireplace with cast iron inset and polished stone hearth, ornamental open fire, two sealed unit double glazed sash windows and radiator.

##### CONSERVATORY

25'6" x 11'9" (7.77m x 3.58m)

Of brick and PVCu sealed unit double glazed construction with tiled floor, two sets of French doors to garden and two radiators.

##### KITCHEN

23' x 15'9" (7.01m x 4.80m)

Offering an extensive range of base and eye level units by Dreamer of Beverley with black granite worksurfaces and matching centre island. Electric Aga and Falcon gas range with five burners, grill and double oven. General Electric American fridge freezer and De Deitrich dishwasher. Belfast sink, JBL in-ceiling speaker system, sealed unit double glazed windows and French doors to outside.

##### BOOT ROOM

11' x 9'2" (3.35m x 2.79m)

Extensive fitted cupboards with tiled floor, sealed unit double glazed door to outside and radiator.

##### SHOWER ROOM

Tiled floor and walls, low level WC with concealed cistern, vanity wash basin, shower in tiled cubicle and chrome towel radiator.

##### FIRST FLOOR

##### LANDING

Ceiling coving and dado rail with downlighters, airing cupboard housing hot water cylinder and sealed unit double glazed window.

##### MASTER BEDROOM SUITE:

##### BEDROOM

16'8" x 16'7" (5.08m x 5.05m)

Ceiling cornice, two sealed unit double glazed sash windows and radiator.

##### EN-SUITE SHOWER ROOM

9' x 6'5" (2.74m x 1.96m)

Shower in quadrant cubicle, vanity wash basin with fitted cupboards by Dreamer of Beverley, and low level WC with concealed cistern. Tiled floor, sealed unit double glazed sash window and chrome towel radiator.

##### DRESSING ROOM

16'9" x 12' (5.11m x 3.66m)

Extensive range of fitted wardrobes, sealed unit double glazed window and radiator.

##### BEDROOM 2

16' x 12'4" (4.88m x 3.76m)

sealed unit double glazed sash windows to two elevations and radiator.

##### EN-SUITE SHOWER ROOM

9' x 5' (2.74m x 1.52m)

Shower in tiled cubicle, vanity wash basin with cupboards by Dreamer of Beverley, and low level WC with concealed cistern.

##### BEDROOM 3

16'8" x 13'9" (5.08m x 4.19m)

Fitted bedroom furniture, sealed unit double glazed window and radiator.

##### BEDROOM 4

16'8" x 10'7" (5.08m x 3.23m)

Built-in fireside wardrobes, sealed unit double glazed window and radiator.

##### BEDROOM 5

16'3" x 10'4" (4.95m x 3.15m)

Sealed unit double glazed window and radiator.

##### BEDROOM 6 / STUDY

16'8" x 7'7" (5.08m x 2.31m)

Sealed unit double glazed window and radiator.

##### FAMILY BATHROOM

13' x 11'2" (3.96m x 3.40m)

Comprising freestanding slipper bath and shower in quadrant cubicle, two pedestal wash basins and low level WC. Timber effect flooring, sealed unit double glazed window and chrome towel radiator.

##### OUTSIDE

Throstle Nest Farm offers a walled approach leading to a substantial gravel parking area for multiple cars, trailers, horseboxes etc. To the front of the property there are a range of raised beds with hedged boundaries providing herb gardens and surrounded by paved and gravel paths, whilst to the side is an extremely useful range of brick and slate outhouses offering Boilerhouse, Workshop, Store and Garden Equipment Store.

To the rear and side of the property are extensive garden areas laid mainly to lawn, with areas of mature planting and trees. Some are fruit trees including apples, pears, quince, plums and damson. A delightful stone paved terrace stands close to the conservatory offering seating area with brick built store. There are patios to the east of the property with uninterrupted views of the gardens. There is a Hydropool hot tub and a brick barbecue housing.

The gardens are further complemented by the vegetable plot, a soft fruit area, and a substantial ornamental pond.

Solar panels have been fitted which provide hot water to the property.

##### SERVICES

Mains water and electricity are connected to the property. Drainage is via a recently installed (October 2020) Vortex 9 private drainage system. The vendor informs us that this is a new Sewage Treatment Plant which is part of the private drainage system for the property, and that this installation is fully compliant (the vendor has the certificates) with the latest relevant EC Regulations and the General Binding Regulations 2015.



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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VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.