





The Property Specialists

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**Cherry Corner, 35 Main Street, Etton HU17 7PG**  
**Offers in excess of £450,000**



- Extensive Renovation Project
- Amazing Potential
- 2/3 acre Southerly Facing Paddock\*
- Extensive Outbuildings & Garage
- Central Village Location
- Grade II Listed
- EPC: Awaiting

THE PROPERTY

A Grade II Listed, distinctive period house and joiners shop situated in the centre of this attractive Yorkshire Wolds village requiring renovation and modernisation. Offers are invited from prospective purchasers with the vision to create a fantastic home.

Cherry Corner benefits from a southerly aspect to the rear and immediately behind the property is a large gravelled drive with numerous outbuildings, beyond which is a southerly facing paddock which extends to 0.66 of an acre. This will be available for the new owners to lease on a 99 year agreement.

The full range of outbuildings provide extensive stabling, storage and garaging accommodation, along with other potential uses (subject to all necessary consents) are included within the sale.

LOCATION

The property is located on the corner of Main Street and New Road in the centre of this attractive village. Etton is a delightful village situated in the heart of the Yorkshire Wolds which benefits from a public house, village hall and access to beautiful countryside. Etton is a Conservation village and is well served by the historic market town of Beverley which offers outstanding amenities including a varied mix of individual and high street named stores along with pubs, restaurants, historic buildings and the open pastures of Beverley Westwood, the Racecourse and Golf Club.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

10'6" x 7'2" (3.20m x 2.18m)

LIVING ROOM

15'4" x 13'8" (4.67m x 4.17m)

SITTING ROOM

13'6" x 12'8" (4.11m x 3.86m)

KITCHEN

17'5" max x 9'11" (5.31m max x 3.02m)

DOWNSTAIRS WC

UTILITY ROOM

10'4" x 10'0" (3.15m x 3.05m)

OLD JOINER'S SHOP (POTENTIAL LIVING/DINING KITCHEN

34'11" x 22'8" (10.64m x 6.91m)

FIRST FLOOR

LANDING

BEDROOM 1

13'6" x 13'2" (4.11m x 4.01m)

BEDROOM 2

13'5" x 8'2" (4.09m x 2.49m)

BEDROOM 3

16'5" x 7'6" (5.00m x 2.29m)

BATHROOM

13'5" x 5'5" (4.09m x 1.65m)

BARN / GARAGE

17'1" x 14'7" (5.21m x 4.45m)

Lying adjacent to the road the barn offers the potential for a multitude of uses, however, it must remain ancillary to and in the ownership of the main house.

GARAGE

9'0" x 14'7" (2.74m x 4.45m)

STABLE

13'1" x 14'7" (3.99m x 4.45m)

ATTACHED STORE

2 NO. PIG STYES WITH HAYLOFT ABOVE

STABLE

10'2" x 8'1" (3.10m x 2.46m)

2 NO. COAL SHEDS

GARDENS, DRIVE & Paddock

To the front of the property is an enclosed lawned garden with an extensive number of mature shrubs and trees.

Access is gained to a wide gravelled driveway and parking area, which is surrounded by the barns and outbuildings, through two five bar wooden gates leading off New Road and behind the main house.

Beyond the gravelled area is the 0.66 acre paddock which is newly fenced and gated and can be made available to the new owners of Cherry Corner on a 99 year lease at a starting rent of £500 p.a, reviewable by RPI every 5 years. Ideally for use for the grazing of the tenants own livestock there is the option to convert the first 20m closest to the house into a garden area. Please note, however, that no permeant structure can erected over 2.5m high and no trees planted.

RESTRICTIVE COVENANTS

1. The property shall be occupied as one residential unit only.
2. The Purchaser will not be permitted to exercise sporting rights over the property.
3. Mines and minerals shall be reserved to the Sellers (but will not prevent the Buyer from developing the property).
4. Not to object to any application for Planning Permission on the Dalton Estate.



TOTAL FLOOR AREA : 2148 sq. ft. ( 199.6 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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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.