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Burgate Farm Burgate, North Newbald YO43 4SG
£515,000

- Beautiful, characterful stone built house
- Picturesque village location
- Private Southerly facing garden
- Versatile living space
- Four bedrooms and two bathrooms
- Double garage and parking
- Excellent commuter location
- Great village amenites
- Wonderful family home
- EPC Rating: F

Located in one of the Yorkshire Wolds most sought after and picturesque villages, this fabulous stone built period farm house offers generous sized and characterful accommodation and with a superb versatility of space. With a relatively private, Southerly facing garden, double garage and parking, the property is ideally located close to The Green and has four bedrooms and two bathrooms.

The accommodation in brief comprises: entrance hall, downstairs cloakroom, generous sized living room overlooking the Southerly facing garden, dining room, large study and kitchen. To the first floor is a master bedroom with an en-suite shower room, three further double bedrooms and a house bathroom.

LOCATION

North Newbald is situated at the foot of the Yorkshire Wolds and is a well regarded residential village centred on an expansive village green with local facilities including a fine Norman church, Church Rooms, which are used mainly by the young people; a village hall, two public houses and a primary school. The village is well placed for access to the small market town of Market Weighton with shops, a library and Tesco some 4 miles distant, Beverley some 9 miles distant, Hull city centre some 12 miles and York approximately 24 miles away. There is also ease of access onto the A63/M62 and national motorway network beyond. Brough is some 6 miles distant and has it's own mainline railway station with direct through trains to London Kings Cross.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

15'6" x 7'10" (4.72m x 2.39m)
The entrance hall to the property is situated to the rear and is accessed over the Southerly facing garden. A wooden front door has double glazed panels and a wide and welcoming entrance hall has oak laminate flooring and stairs leading up to the first floor accommodation with a storage cupboard under.

DOWNSTAIRS CLOAKROOM

4'10" x 2'9" (1.47m x 0.84m)
With a two piece sanitary suite comprising a low level WC and wall hung hand wash basin with a storage cupboard under, tiled floor and a window to the side elevation.

LIVING ROOM

16'6" x 15'4" (5.03m x 4.67m)
A beautiful room overlooking the rear garden and with windows to two aspects. Benefitting from a Southerly aspect, a patio door opens onto the rear garden and the focal point of the room is an exposed brick fireplace housing an open grate fire with a quarry tile hearth.

DINING ROOM

16'0" x 15'8" (4.88m x 4.78m)
A fantastic, characterful room with exposed stone walls and a large fireplace housing a gas fire and cupboards in the alcoves to one side, beams to the ceiling and windows to both the front and rear aspect.

STUDY

14'11" x 9'9" (4.55m x 2.97m)
Allowing flexibility of use, a period cast iron stove set in a chimney with built in cupboards and bookshelves to one side. There is laminate flooring and windows to the front elevation and beams to the ceiling.

KITCHEN

15'5" x 11'2" (4.70m x 3.40m)
An attractive kitchen with an extensive range of base and storage units with granite work surfaces and ceramic tiled splashbacks and timber glass panelled door opens out into the rear garden and windows to the front and rear elevation. A Range is set in the chimney with an extractor over and there is a composite sink and drainer, an integrated microwave, dishwasher, fridge freezer and space and plumbing for a washing machine.

FIRST FLOOR

MASTER BEDROOM

15'6" x 10'5" (4.72m x 3.18m)
A generous sized room with a window to the rear elevation and an extensive range of built in wardrobes and a matching dressing table. A door leads through into the:

EN-SUITE SHOWER ROOM

5'11" x 5'8" (1.80m x 1.73m)
With a three piece sanitary suite comprising a corner shower, a pedestal hand wash basin, low level WC and tiled walls and floor.

BEDROOM 2

15'4" x 15'3" (4.67m x 4.65m)
With a window to the front and rear elevation and built in wardrobes.

BEDROOM 3

16'1" x 11'2" (4.90m x 3.40m)
With two windows to the front elevation.

BEDROOM 4

15'6" x 8'1" (4.72m x 2.46m)
With built in wardrobes and a window to the rear elevation.

BATHROOM

7'0" x 6'0" (2.13m x 1.83m)
With a three piece sanitary suite comprising a low level WC, panelled bath, pedestal hand wash basin, fully tiled walls and floor and a window to the side elevation.

OUTSIDE

The property has an attractive and relatively private rear garden which benefits from a Southerly aspect. A central lawn is surrounded by mature shrubs and trees and there is a paved seating area adjacent to the living room. To the rear of the garden is a large:

DOUBLE GARAGE

19'4" x 18'1" (5.89m x 5.51m)
Double garage with parking space to the front of the electric double doors. A personnel door provides access from the rear garden and there is a window.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property has the benefit of oil heating.

DOUBLE GLAZING

The property has uPVC double glazing.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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