



**QUICK & CLARKE**  
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,  
East Riding of Yorkshire HU17 8DB  
Tel: 01482 886200 | Email: [beverley@qandc.net](mailto:beverley@qandc.net)  
[www.quickclarke.co.uk](http://www.quickclarke.co.uk)



**Mouse Hill , Bentley, Beverley HU17 8PP**  
**Price £875,000**



- Wonderful Georgian style home offering contemporary living
- Previous extensive renovation & refurbishment
- Incredible panoramic views
- Situated in the heart of the Wolds countryside
- Four bedrooms/Four bathrooms
- Five reception rooms
- Well appointed kitchen/day room
- Wonderful gardens & outside space
- Double garage & workshop
- EPC Rating: D

Mouse Hill is an outstanding Georgian style residence located in the heart of the Yorkshire Wolds countryside, surrounded by open fields and benefitting from panoramic pastoral views. The property has relatively recently been extensively refurbished and modernised, so offers all the charm and character of a period property but with the luxurious benefits of modern fixtures and fittings combining to create a wonderful mix of modern and period living.

The plot is extensive with extremely good size gardens and outside living space, and Mouse Hill itself is approached via a lovely country lane, and also benefits from extensive parking along with double garage and workshop. Mouse Hill really is a beautiful home where family memories re made.

#### LOCATION

Bentley is a hamlet of properties located just to the South of the historic market town of Beverley close to the village of Cottingham and with good access to the A63/M62 motorway network. Main village facilities are located approximately two miles away in Walkington which offers a range of pubs and restaurants, an outstanding primary school, sporting facilities and an extremely well stocked mini market. There is also a mainline railway station within Beverley linking the holiday resort of Scarborough to the city of Hull which also connects with trains direct to London.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### RECEPTION HALL

Period style staircase to the first floor with timber effect flooring.

##### LIVING ROOM

15'8" x 11'10" (4.78m x 3.61m )

Feature limestone fireplace with brick inset, downlighters, sealed unit double glazed bay window and radiator.

##### DINING ROOM

16'5" x 7'7" (5.00m x 2.31m )

With sealed unit double glazed bay window and radiator along with door to:

##### STUDY

9'5" x 6'3" (2.87m x 1.91m )

Sealed unit double glazed sash window and radiator.

##### SITTING ROOM

15'3" x 12'0" (4.65m x 3.66m )

Period style limestone fireplace with brick inset and fireside cupboard, sealed unit double glazed bay window, downlighters and radiator. Door to:

##### GARDEN ROOM

13'3" x 9'5" (4.04m x 2.87m )

Sealed unit double glazed French doors to the garden, sealed unit double glazed window, downlighters and radiator.

##### KITCHEN/DAY ROOM

25'6" x 15'6" into bay (7.77m x 4.72m into bay )

An extensive and comprehensively fitted kitchen with an array of base and eye level units and drawers along with a centre island incorporating granite work surfaces. A period style mantel houses a four oven oil fired Aga along with a double bowled Belfast sink and integrated dishwasher. The room benefits from sealed unit double glazed French doors opening onto the paved terraced area leading to the garden as well as having sealed unit double glazed windows, downlighters, radiator and timber effect flooring.

##### UTILITY ROOM

13'4" x 9'7" (4.06m x 2.92m )

Fitted with matching units, granite work surfaces, sealed unit double glazed window, radiator and timber effect flooring.

##### WALK-IN AIRING CUPBOARD

Hot water cylinder with water softener.

##### CLOAKROOM

Low level WC with wash hand basin, oak flooring, sealed unit double glazed window and radiator.

##### FIRST FLOOR

##### LANDING

Sealed unit double glazed window, radiator and loft access.

##### MASTER BEDROOM

25'4" x 15'8" (7.72m x 4.78m )

A delightful light and spacious room overlooking the rear garden having a range of fitted wardrobes, downlighters, sealed unit double glazed windows and three radiators.

##### EN-SUITE BATHROOM

A four piece suite comprising Monsoon shower in oversized cubicle, slipper bath, vanity wash basin on a cantilevered Travertine stand and low level WC, downlighters, sealed unit double glazed window and period style chrome towel radiator.

##### BEDROOM 2

20'4" x 15'5" maximum (6.20m x 4.70m maximum )

Sealed unit double glazed sash window overlooking the rear garden, downlighters and walk-in dressing room with fitted shelving and drawer units which overlooks open fields to the front.

##### EN-SUITE SHOWER ROOM

Monsoon shower in cubicle, vanity wash basin and low level WC, tiled floor and walls, chrome towel radiator and underfloor heating.

##### BEDROOM 3

22'0" x 11'0" (6.71m x 3.35m )

Open plan walk-in wardrobe with shelving and drawer units, sealed unit double glazed sash window overlooking fields and Beverley, downlighters and radiator.

##### EN-SUITE SHOWER ROOM

Monsoon shower in cubicle, vanity wash and low level WC, chrome towel radiator, downlighters and sealed unit double glazed sash window.

##### BEDROOM 4

13'3" x 10'8" (4.04m x 3.25m )

Fitted wardrobe, downlighters, sealed unit double glazed sash window and radiator.

##### FAMILY BATHROOM

13'0" x 7'2" (3.96m x 2.18m )

With Villeroy and Boch panelled bath having glass plinth and chromographic colour illuminations, twin cantilevered wash basins with drawers below, half pedestal low level WC, downlighters, sealed unit double glazed sash window and chrome towel radiators.

##### OUTSIDE

Mouse Hill stands on a delightful plot and is bordered by open countryside to all elevations being accessed by a small country lane and set behind remote operated electric wrought iron gates. To the front of the property is a substantial gravel car parking area leading to the garage and workshop whilst at the rear is a very generous lawned garden with hedges and planting areas along with a stone flagged terrace making the most of the South Westerly aspect.

##### DOUBLE GARAGE

29'9" x 21'7" (9.07m x 6.58m )

With two electrically operated remote controlled up and over doors having light and power laid on.

##### WORKSHOP

18'8" x 8'3" (5.69m x 2.51m )

With light and power laid on.

##### SERVICES

The property has mains electricity and water and a private sewage system.

##### CENTRAL HEATING

The property has the benefit of oil fired central heating.

##### DOUBLE GLAZING

The property has sealed unit double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

##### COUNCIL TAX

The Council Tax Band for this property is Band E.

##### VIEWING

Contact the agents Beverley office on 01482 886200 for prior appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

##### EPC RATING

For full details of the EPC rating of this property please contact our office.

##### AGENTS NOTE

Under the Consumer Protection Regulations there is information appertaining to this property. Please ask a member of our sales team for further information.



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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