



West Door House, 6 St. John Street, Beverley HU17 8HT
£715,000

- Incredible period home
- Listed for its historic importance
- Stunning view over Beverley Minster
- Short walk to town centre
- Approximately 2,700 square feet
- Extremely versatile accommodation
- Wonderful multi-purpose drawing room/bedroom
- En-suite bathrooms to two bedrooms
- Council tax band F
- EPC rating D

A simply beautiful period house which is believed to date back to the late 18th Century and has been Grade II Listed because of its historic and architectural significance.

As the name suggests, West Door House looks directly over the west elevation of Beverley Minster and surely benefits from one of the most stunning views within the town.

The property offers extremely versatile accommodation but is currently arranged to offer four reception rooms with kitchen, utility and orangery on ground floor. To the first floor there is the master bedroom and a drawing room which could also be utilised as a further bedroom, along with a substantial family bathroom and at second floor level there are two very well-proportioned double bedrooms each with an en-suite bathroom.

Original characteristics have been retained throughout the property which has also been further enhanced by the addition of a wonderful orangery to the rear, making the most of the beautifully presented lawned gardens and terraced seating area. The view from the rear garden to the Minster is equally stunning and this is surely one of the most beautiful properties available in the current market.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Ceiling cornice, dado rail and tiled floor.

SITTING ROOM

12'2 x 12' (3.71m x 3.66m)

Feature fireplace with stone hearth and built-in fireside cupboards, timber floor, radiator and sash window overlooking Beverley Minster.

STUDY

15'8 x 12'1 (4.78m x 3.68m)

Feature fireplace with electric campfire style fire, built-in fireside cupboards and drawers, ceiling cornice, radiator and sash window overlooking Beverley Minster.

INNER HALL

Return staircase, inner hall and radiator.

DINING ROOM

12'8 x 11'7 (3.86m x 3.53m)

Timber floor, ceiling cornice and radiator.

ORANGERY

12'6 x 11'4 (3.81m x 3.45m)

A wonderful light and spacious room overlooking the rear garden with glass roof, travertine tiled floor and French doors to garden.

KITCHEN

13' x 12'7 (3.96m x 3.84m)

Having a range of base and eye level units with granite worksurfaces incorporating a breakfast bar. Built-in electric oven and separate microwave with five ring gas hob, 1 1/2 bowl single drainer sink unit, downlighters, travertine tiled floor and radiator.

UTILITY ROOM

16'5 x 6'6 (5.00m x 1.98m)

Base and eye level units with timber worksurfaces incorporating a 1 1/2 bowl sink unit, two sealed unit double glazed skylights and travertine tiled floor.

REAR LOBBY

Travertine tiled floor, plumbing for automatic washing machine and door to outside.

CLOAKROOM

5'9 x 4'4 (1.75m x 1.32m)

Vanity wash basin with cupboard below and low level WC, travertine tiled floor, sealed unit double glazed skylight and chrome towel radiator.

FIRST FLOOR LANDING

Sealed unit double glazed window, walk-in store with fitted shelves.

MASTER BEDROOM SUITE

BEDROOM

12'8 x 11'8 (3.86m x 3.56m)

Ceiling cornice and radiator. Open to:

FURTHER BEDROOM / DRESSING ROOM

14'2 x 12'1 (4.32m x 3.68m)

Period cast iron fireplace on stone hearth with built-in fireside cupboards, a range of fitted wardrobes, radiator and sash window overlooking Beverley Minster.

DRAWING ROOM / BEDROOM

16'3 x 12'3 (4.95m x 3.73m)

Marble fireplace with cast iron inset and polished stone hearth, ceiling cornice, radiator and two sash windows overlooking Beverley Minster.

FAMILY BATHROOM

14'4 x 12'6 max (4.37m x 3.81m max)

Twin vanity wash basins with low level WC, panelled bath and shower in separate cubicle. Tiled floor, towel radiator and further radiator.

SECOND FLOOR

BEDROOM 3

20' x 17' (6.10m x 5.18m)

Built-in wardrobes, built-in cupboard housing gas fired central heating boiler and hot water cylinder, sealed unit double glazed sash windows to front and rear elevations and radiator.

EN-SUITE BATHROOM

Panelled bath with shower over, wash basin, low level WC and radiator.

BEDROOM 4

20' x 15'2 narrowing to 11'9 (6.10m x 4.62m narrowing to 3.58m)

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

EN-SUITE BATHROOM

Corner bath with wash basin, low level WC and radiator.

OUTSIDE

The property benefits from a lovely rear garden having a westerly aspect with a stone paved terrace overlooking the beautifully tended lawn and mature flower beds, also having a garden shed and rear pedestrian access.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from part double glazing.

TENURE

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

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



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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.