



QUICK & CLARKE
The Property Specialists

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Lockington House Church Lane, Lockington YO25 9SU
Guide Price £1,750,000

- Early 18th Century former Rectory
- Grade II listed
- Approximately 4 acres of gardens and grounds
- Idyllic East Yorkshire village location
- Superb family home
- 7 miles from historic Beverley
- EPC Rating: G
- Council Tax Band: H

A very rare opportunity to acquire an early 18th Century Gentleman's residence of great calibre and merit. Situated in the highly regarded village of Lockington surrounded by beautiful gardens and grounds extending to approximately 4 acres, this former Rectory, with its rich history, has been a much loved family home for the current owners for the last 40 years, retaining many period features including the original shutters.

The property has been extended and remodelled over time to suit modern family life, with the latest addition being a fabulous garden room. Of particular note are the gardens, which surround the house, providing many different seating areas to enjoy. Beautifully tended and varied in habitat from woodland and stream to formal; the property has a peaceful ambience which will be enjoyed in all seasons.

LOCATION

Situated in the picturesque East Yorkshire Wolds Village of Lockington and positioned next to St Mary's Church, this former Rectory has an enviable position overlooking open paddocks.

Lockington is a conservation village which is predominantly estate owned and is situated in an idyllic position lying between the A164 Beverley to Driffeld and the B1248 Beverley to Malton roads, and as such is largely sheltered from through traffic. Having a thriving community with regular activities arranged around the village hall, Lockington also has its own primary school and in terms of hostelry, is well served by the Wellington Inn at neighbouring Lund and the Michelin starred Pipe & Glass at South Dalton. Beverley 7 miles, Driffeld 8.5 miles, Kingston upon Hull 14 miles, York 27 miles.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

7'1 x 4' (2.16m x 1.22m)

Double leaf panelled timber doors beneath Tuscan Porch and further interior door opening into the entrance hall.

ENTRANCE HALL

An elegant entrance hall with curved hardwood staircase leading to the first floor, galleried landing and original telephone cupboard under. Part Victorian tiled floor.

CLOAKS

Low level WC, hand wash basin and access to the cellars which are extensive and run under the drawing room and sitting room. These have in the past been used for the storage of wine.

DRAWING ROOM

26'8 x 15'3 (8.13m x 4.65m)

Beautiful French marble 18th century fireplace with open grate fire, three windows to the front elevation overlooking the formal gardens, further window to one side. Double sliding timber doors opening into the sitting room.

SITTING ROOM

19'7 x 15'3 (5.97m x 4.65m)

Original Victorian fireplace with cupboards in alcoves either side. The sitting room was originally the dining room of the property, with two windows overlooking the garden.

DINING ROOM

20'3 x 9'7 (6.17m x 2.92m)

Two windows to the front elevation and an open grate fire, doorway through to the kitchen.

GARDEN ROOM

20' x 11'8 (6.10m x 3.56m)

An original Amdega conservatory with remote opening rooflights and travertine tiled floor, two sets of French doors opening onto flagged terraces.

BREAKFAST KITCHEN

20'6 x 17'9 (6.25m x 5.41m)

Limed oak wall and base storage units with cream fronted Welsh dresser and marble worksurfaces. Oil fired aga, electric oven and hob, Belfast sink, door leading onto a flagged terrace.

UTILITY ROOM

13'6 x 9'3 (4.11m x 2.82m)

Built-in cupboards, wall and base storage units, space and plumbing for washing machine, sink and drainer, four ring electric hob.

FIRST FLOOR

GALLERIED LANDING

Window to the front elevation.

BEDROOM 1

20'2 x 15'4 (6.15m x 4.67m)

Two windows to the front elevation.

DRESSING ROOM

24'4 x 8'11 (7.42m x 2.72m)

An extensive range of fitted wardrobes.

EN-SUITE BATHROOM

Centrally positioned panelled bath, two hand wash basins, low level WC and window to the front elevation.

BEDROOM 2

16'5 x 15'4 (5.00m x 4.67m)

A dual aspect room providing fantastic views over the garden and to the paddocks beyond. Built-in wardrobes.

BEDROOM 3

18'3 x 12' (5.56m x 3.66m)

A beautifully shaped room with triple aspect windows and built-in wardrobes.

BEDROOM 4

17'5 x 9'7 (5.31m x 2.92m)

The original nanny's room with Georgian fireplace, windows to front and side elevation.

BEDROOM 5

18'10 x 6'2 (5.74m x 1.88m)

Two windows to the side elevation.

BATHROOM

Four piece suite comprising shower enclosure, bath, low level WC and vanity wash basin. Airing cupboard housing the hot water tank and skylight.

GARDENS AND GROUNDS

The property is approached by a wide gravelled drive which leads past the original coach house and is bordered by mature and well-stocked flower borders providing for an alluring entrance to the property. With extensive parking to the side of the property immediately in front of the entrance door, the formal gardens are positioned to the front aspect of the house.

The gardens and grounds are a real passion for the current owners and surround the property providing for different seating areas which maintain the interest and enchantment of this fabulous home.

Extending to over five acres, the grounds include a formal garden, extensive lawn, tennis court and woodland. Along with the original coach drive from Front Street, the Eastern boundary of the garden skirts Bryan Mills Beck, again providing for a wealth of different habitats.

Adjacent to the house are a number of different outbuildings which include a large Granary, woodstore and other brick stores.

GYM/HOBBY ROOM

Detached from the main house and with two large windows overlooking an enclosed terrace, the room has had a mutiple of different uses in the past from games room to gym.

SERVICES

Mains water, electricity and drainage are available or connected to the property.

CENTRAL HEATING

The property benefits from an oil fired central heating system.

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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