



QUICK & CLARKE
The Property Specialists

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2 North Road, Lund YO25 9TF
Guide Price £800,000

- Incredible individual home
- Outstanding picturesque village location
- Extremely versatile accommodation
- Over 2,700 square feet
- Adjoins open countryside to the rear
- Outstanding workmanship throughout
- Beautifully tended gardens
- Separate garden studio and summerhouse
- Council tax band F
- EPC rating C

An absolutely incredible individual property which has been thoughtfully extended with outstanding quality to offer stunning versatile living space on a beautiful plot adjoining open countryside to the rear and located within one of the East Riding's most picturesque villages.

The property extends to in excess of 2,700 square feet and incorporates wonderful living areas with an outstanding kitchen and versatile bedroom accommodation at ground floor, whilst at first floor there is a stunning snug/fifth bedroom with a glass gable leading to a balcony overlooking countryside, two further bedrooms, one of which benefits from a walk-in wardrobe, and a delightful family bathroom.

The quality of workmanship within the property is incredible and it is further enhanced by the beautifully tended gardens and further extremely useful living/working living space in the form of a garden studio and separate summerhouse. This really is an outstanding home, the quality of which is rarely available on the open market.

LOCATION

Lund lies some six miles north of Beverley and on the edge of the Yorkshire Wolds, surrounded by attractive rolling countryside. Lund is largely seen as the premium of the sought after villages located just to the north of Beverley. Lying just off the Beverley to Malton Road and in the heart of East Yorkshire, the position allows for ease of access to these market towns. Lund has a highly regarded public house and restaurant, The Wellington Inn, and the Michelin Star Pipe & Glass Inn is located close by in South Dalton.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Timber and glazed door with tiled floor and underfloor heating.

RECEPTION HALL

18' x 11'8" (5.49m x 3.56m)
Tiled floor with underfloor heating, pocket doors to living room, oak staircase to first floor and sealed unit double glazed hardwood patio doors to garden.

CLOAKROOM

Tiled floor with underfloor heating, low level WC with concealed cistern, vanity wash basin with granite surround and splashback having cupboard below, and sealed unit double glazed window.

LIVING ROOM

29'8" x 13'7" (9.04m x 4.14m)
Oak floor with underfloor heating, feature inset log burner on stone hearth, superb dining area with glazed surround and tiled floor.

KITCHEN

25'5" x 11'5" (7.75m x 3.48m)
Handmade American black walnut units with granite worksurfaces incorporating electric integrated double oven with double electric range having six ring hob, hot plate and extractor canopy overhead. Combination Neff microwave with warming drawer, integrated waste bin, Quooker hot tap, two drawer dishwasher, fridge freezer with ice and water dispenser. Tiled floor with underfloor heating, sealed unit double glazed window and French doors to outside.

UTILITY

12'9" x 6'3" (3.89m x 1.91m)
Handmade painted units with maple worktop, plumbing for automatic washing machine and single drainer sink unit, tiled floor with underfloor heating, downlighters, sealed unit double glazed window and door to garage.

BEDROOM 1

24' x 12'7" (7.32m x 3.84m)
An extensive range of white wardrobes, drawers and dressing table, sealed unit double glazed windows and underfloor heating.

EN-SUITE

9' x 5'6" (2.74m x 1.68m)
Shower in glazed cubicle, cantilevered wash basin with cupboard and drawers below having granite surface, low level WC with concealed cistern, chrome towel radiator, sealed unit double glazed window and tiled floor with underfloor heating.

BEDROOM 2

13'7" x 15' max (4.14m x 4.57m max)
Fitted wardrobes, sealed unit double glazed French doors to outside.

OFFICE/DRESSING AREA

9'9" x 8'6" (2.97m x 2.59m)
Sealed unit double glazed windows and downlighters.

EN-SUITE

8'6" x 5'6" (2.59m x 1.68m)
Shower in glazed cubicle, low level WC, wash basin with cupboard below and granite surface, tiled floor with underfloor heating, sealed unit double glazed window and chrome towel radiator.

FIRST FLOOR LANDING

Sealed unit double glazed skylight.

SNUG/BEDROOM 5

13'10" x 13' (4.22m x 3.96m)
Glazed gable with double doors to balcony, sealed unit double glazed skylights and underfloor heating.

BALCONY

Stunning views to the rear over open countryside, with glass and chrome balustrade.

BEDROOM 3

13' x 10'6" (3.96m x 3.20m)
Sealed unit double glazed dormer window, underfloor heating, fitted dressing table with drawers.

DRESSING ROOM

9' x 7'7" (2.74m x 2.31m)
Fitted rails and shelves, built-in drawers, sealed unit double glazed skylight and underfloor heating.

BEDROOM 4

20'6" x 9'5" (6.25m x 2.87m)
Sealed unit double glazed skylight and underfloor heating.

BATHROOM

12'6" x 6'7" (3.81m x 2.01m)
Bath with shower in separate cubicle, twin wash basins with granite surface and cupboards below, low level WC with concealed cistern and bidet. Tiled floor with underfloor heating, sealed unit double glazed skylight and chrome towel radiator.

OUTSIDE

The property stands on an extremely well landscaped plot with gardens to front, side and rear incorporating a brick sett driveway, parking and turning facility to the front, along with an extensive range of raised flower beds with brick surrounds, gravel paths and seating areas.

To the side of the property there is a stone entertaining space with extensive flower beds, whilst at the rear is a further raised stone seating area overlooking the garden and countryside with substantial lawn and flower beds.

HOME OFFICE

12'10" x 10' (3.91m x 3.05m)
Timber effect laminate floor, sealed unit double glazed window and French doors, light and power laid on.

SUMMERHOUSE

Timber effect tiled floor with panel effect to walls, sealed unit double glazed window and French doors.

GARAGE

17'3" x 16' (5.26m x 4.88m)
With electric up & over door, light and power laid on, and housing hot water storage system.

WORKSHOP AREA

8'8" x 4'6" (2.64m x 1.37m)
Light and power laid on, sealed unit double glazed window and door to outside.

SERVICES

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

CENTRAL HEATING

The property benefits from an air source heat pump.

DOUBLE GLAZING

The property benefits from sealed unit 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



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.

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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