



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
www.quickclarke.co.uk



Hornbeam Lodge Seven Corners Lane, Beverley HU17 7AJ
Guide Price £1,800,000

- Outstanding Architect designed contemporary home
- Harmoniously integrates within its historic setting
- Over 3,600 square feet internally plus south westerly facing rear garden
- Breathtaking open living space
- Full height curved glass wall to garden
- Master bedroom suite with large roof terrace
- Very high specification with strong eco credentials
- Substantial off-street parking with electric gated access
- Short walk to town centre (5 mins) and Westwood Pastures (3 mins)
- EPC Rating: D; Council Tax Band: G

Standing proudly amidst the charm of the wonderful Georgian town of Beverley is Hornbeam Lodge, an incredible contemporary home extending to over 3,600 square feet, which stands as a testament to modern design which integrates superbly with its historic setting. The clean design lines and minimalist exterior form a wonderful contrast with the more traditional design of the adjoining houses.

The stunning open plan living space is flooded with natural light thanks to the full height curved glass wall that also offers delightful views over the south westerly facing garden.

The living space is beautifully presented and creates a sense of tranquility, which belies its close proximity to the hustle and bustle of the centre of a thriving market town. The modern kitchen, with state of the art appliances and a feature light tunnel, is the heart of the home, whilst the generously proportioned bedrooms at first floor level are designed for comfort and relaxation.

The master bedroom offers a luxurious en-suite with dressing area and an absolutely amazing roof terrace with glass balustrade making the most of the south and westerly sun. The additional bedrooms and family bathroom cater to the needs of a growing family.

The beautiful rear garden offers lovely outside space with mature trees and walled boundaries and is ideal for entertaining or simply enjoying a quiet moment. With an extremely high specification which includes many eco friendly features, the house has been designed for low running costs.

The site also offers excellent off-street parking, approached via an electric gate, as well as garaging facility.

Hornbeam Lodge really is a superb example of how a contemporary home can blend with historic elements close by.

LOCATION

The property is situated within Beverley's Conservation Area and just 3 minutes walk from the historic North Bar and the town centre (5 mins). Located on an enviable plot in this leafy area on Seven Corners Lane, which is accessed from North Bar Without, the property lies adjacent to the Beverley and East Riding Lawn Tennis Club and a very short walk onto the Westwood Pastures. Beverley Station 0.9 mi, Hull 9 mi, York 30 mi, Leeds 57 mi.

ENTRANCE HALL

13'0" x 6'4" (3.96m x 1.93m)

Large scale limestone tile floor which flows throughout most of the ground floor accommodation.

CLOAKROOM

Mosaic tile floor and matching feature wall with Villeroy & Boch w.c. and glass wall hung hand wash basin.

OPEN PLAN LIVING SPACE

28'6" x 26'0" (8.69m x 7.92m)

Feature 20th century Arts & Crafts oak fireplace with copper inset panels, tile hearth and cast iron open fireplace inset, curved glass wall with bi-fold doors to rear garden, Lutron lighting system.

RAISED DINING AREA

15'4" x 11'10" (4.67m x 3.61m)

A step up from the living room and with glass balustrade and continuation of the limestone tile floor.

BASEMENT ENTERTAINMENT ROOM

19'2" x 10'7" (5.84m x 3.23m)

Karndean flooring, understairs storage cupboard and door to outside.

KITCHEN

18'8" x 16'6" (5.69m x 5.03m)

Range of gloss base and eye level cupboards and drawers with a contrasting painted wood centre island with moulded Corian work surface and two inset sinks with Quooker tap, breakfast bar seating and five ring gas hob.

Integrated Neff fan oven, steam oven and warming drawer, dishwasher and Lutron lighting system. Polished plaster chimney breast with inset living flame gas fire with stone surround and remote controlled large glass opening skylight above light tunnel which is shared with the first floor landing.

PANTRY

9'0" x 6'8" (2.74m x 2.03m)

Sensor lighting with fitted shelving throughout.

UTILITY ROOM

10'10" x 9'0" (3.30m x 2.74m)

Grey base and eye level units with stainless steel single drainer sink unit, plumbing for automatic washing machine and tumble dryer. Door onto the courtyard garden.

GARDEN ROOM

16'6" x 10'6" (5.03m x 3.20m)

Slide and stack doors pull back to give access onto courtyard garden.

STUDY

10'6" x 9'0" (3.20m x 2.74m)

Understairs cupboard.

FIRST FLOOR

LANDING

Feature glass balustrade with large glass remote controlled skylight above kitchen, walk-in airing cupboard and door onto the roof terrace.

MASTER BEDROOM SUITE

17'9" x 19'2" maximum (5.41m x 5.84m maximum)

BEDROOM

Fitted wardrobes and cupboards, bi-fold doors to roof terrace.

EN-SUITE

Villeroy and Boch tile floor and walls with walk in Hansgrohe shower having glazed screen, back to wall Villeroy and Boch w.c. and wall hung wash basin with Hansgrohe tap, Keuco vanity unit and over basin mirror with niche storage, circular window and heated towel rail.

BEDROOM 2

17'5" x 11'10" (5.31m x 3.61m)

Feature curved window, fitted wardrobes and private door to family bathroom.

BEDROOM 3

14'3" x 15'4" maximum (4.34m x 4.67m maximum)

Fitted wardrobe, dressing table and drawers.

EN-SUITE

7'3" x 6'4" (2.21m x 1.93m)

Villeroy and Boch tile floor and walls, panelled bath with Hansgrohe shower over, Duravit back to wall w.c. and counter top hand wash basin set on a vanity unit with matching storage above.

BEDROOM 4

16'2" x 11'0" (4.93m x 3.35m)

Two built-in cupboards, double fitted headboard.

STUDY

9'7" x 9'0" (2.92m x 2.74m)

Fitted bookshelves and cupboards.

FAMILY BATHROOM

11'9" x 8'0" (3.58m x 2.44m)

Travertine tile floor and walls with inset Duravit bath, Keuco wall hung vanity hand wash basin, Villeroy and Boch back to wall w.c., Hansgrohe shower with glazed screen, heated towel rail.

OUTSIDE

The property is approached via an electric timber gate leading to a very well proportioned forecourt parking area with mature trees, access to garage and gate to rear garden.

The rear garden is an absolute delight benefitting from a south westerly aspect, having mature trees and a beautiful water feature along with tiled terrace seating area and extremely useful timber pavilion with slate pitched roof. To the first floor is a slate tile covered roof terrace with glass balustrade overlooking the rear garden having water tap and exterior lighting.

GARAGE

18'0" x 10' plus 9'10" x 9'8" (5.49m x 3.05m plus 3.00m x 2.95m)

An L-shaped garage with electric remote control up-and-over door along with personal access door to the rear and having light and power laid on.

HEATING, SERVICES & ECO FRIENDLY FEATURES

The property benefits from underfloor heating throughout heated from an air source heat pump along with solar thermal panels for hot water. In addition to all mains services there is also a rainwater/grey water harvesting system which feeds the outside taps and toilets.

BESPOKE LIGHTING SYSTEM

The house was constructed incorporating a Lutron lighting system which is featured within the kitchen and living room. Further, most of the rooms benefit from a professionally designed lighting system which offers three layers of ambient lighting plus 5 amp lamp feeds and with the addition of low level sensor lighting in the bathrooms.

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.



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.
Made with Metropix ©2024

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.

Tel: 01482 886200

www.quickclarke.co.uk