



QUICK&CLARKE

The Property Specialists

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Forge Cottage The Green, Bishop Burton HU17 8QA
Guide Price £699,950

- Picturesque late 18th Century house
- Grade II Listed
- Outstanding village
- Four bedrooms and three receptions
- Over 2300 sq ft
- Garage and workshops
- Large gardens
- Outstanding home
- EPC Rating: E
- Council Tax Band: G

Surely one of the most picturesque properties in this most sought after village serving the historic market town of Beverley. Forge Cottage is Grade II Listed and is believed to have been built around the late 18th Century and benefits from extensive outbuildings and workshops including the old Blacksmith's Forge. The property extends to in excess of 2300 sq ft offering four bedrooms with en-suite to master along with three reception rooms, all of which stand on a large beautifully presented plot with walled boundary to the front and a lovely mature tree setting overlooking a natural pond to the front.

The property has been continually maintained by the current owners and will make an outstanding family home in one of the most sought after East Riding villages.

LOCATION

Bishop Burton is a former Estate village in a well known and highly regarded picturesque setting with open countryside around. The village offers an attractive pond, well renowned public house and general store and is also served by the historic market town of Beverley which has previously been voted the most affordable affluent town in the country.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With return staircase to the first floor and radiator.

SITTING ROOM

15'3" x 15'3" (4.65m x 4.65m)
Featuring an ornate fireplace with granite inset and hearth having a living flame gas fire, ceiling cornice, sash window and two radiators.

STUDY

12'1" x 9'2" (3.68m x 2.79m)
Windows to two elevations, radiator and door to outside.

DINING ROOM

17'5" x 15'5" (5.31m x 4.70m)
A beautiful light and spacious room having French doors to the garden and sash window to the front, ceiling cornice and two radiators.

INNER HALLWAY

CLOAKROOM

Low level WC with wash hand basin, Yorkshire sliding sash window and radiator.

BREAKFAST KITCHEN

18'0" x 9'0" (5.49m x 2.74m)
A range of cream base and eye level units, roll edge work surfaces incorporating an electric oven and hob with plumbing for automatic washing machine, single drainer sink unit and tiled floor.

REAR LOBBY

Built in storage cupboard, tiled floor, radiator and door to outside.

UTILITY ROOM

11'7" x 7'9" (3.53m x 2.36m)
A very good range of modern units with marble effect work surface, single drainer sink unit, plumbing for automatic washing machine, sealed unit double glazed door to outside along with window, wall mounted gas fired central heating boiler and radiator.

FIRST FLOOR

LANDING

Sash window and double radiator.

MASTER BEDROOM

18'0" x 15'3" (5.49m x 4.65m)
A range of fitted wardrobes, built in cupboard housing hot water cylinder with electric immersion heater, windows to two elevations, one sash window and one casement and two radiators.

EN-SUITE BATHROOM

Panelled bath with telephone shower taps, wash basin, low level WC and bidet, a secondary glazed window and radiator.

BEDROOM 2

15' " x 15'3" (4.57m " x 4.65m)
Windows to two elevations and two radiators.

BEDROOM 3

12'0" x 9'3" (3.66m x 2.82m)
Fitted wardrobes, window and radiator.

FAMILY BATHROOM

10'0" x 9'0" maximum (3.05m x 2.74m maximum)
Modern suite having a shower with glass screen, low level WC and wash hand basin, tiled walls, underfloor heating and towel radiator.

SECOND FLOOR

LANDING

With skylight and sealed unit double glazed window.

BEDROOM 4

15'4" x 9'1" (4.67m x 2.77m)
Fitted wardrobe, exposed roof timber detail, sealed unit double glazed skylight, window and radiator.

WALK-IN STORE

12'5" x 9'9" (3.78m x 2.97m)
Panelled walls and ceiling along with water storage tanks.

OUTSIDE

The property stands on a super plot laid mainly to lawn in a mature tree setting with extensive borders and vegetable plot. The property also benefits from a stone paved seating area accessed via French doors from the dining room. The property is approached via a brick sett driveway which leads to a large brick sett courtyard offering excellent car parking and turning space.

OUTBUILDINGS

1. The Old Forge - 34'10" x 15'2" - With electric remote up-and-over door having light and power laid on.
2. Garage/Workshop - 20'4" x 18'4" - Two up-and-over doors with light and power laid on.
3. Garden workshop with three separate stores.

SPECIAL NOTE

A professionally fitted Husqvarna robotic lawn mower is included in the sale.

SERVICES

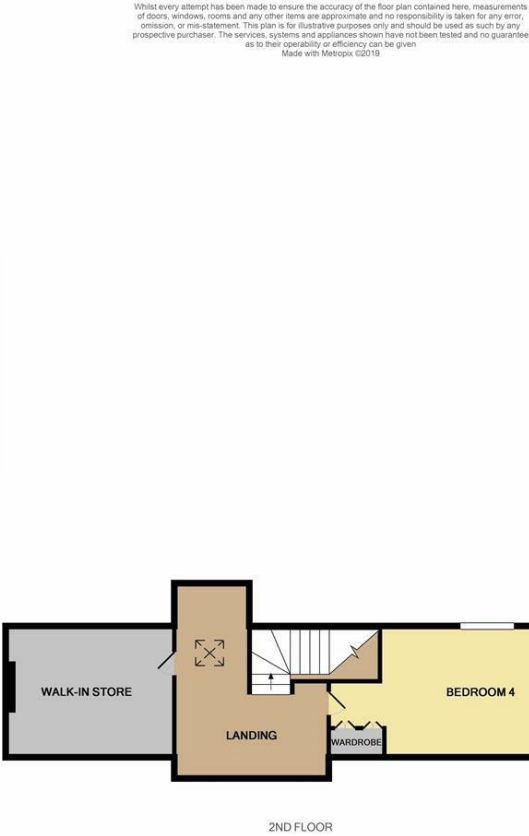
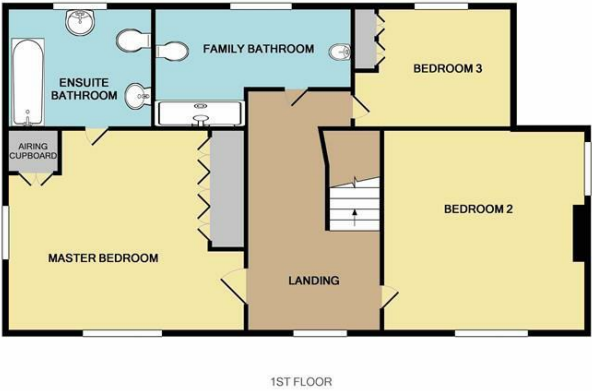
All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property has some double glazing.



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.