



QUICK&CLARKE

The Property Specialists

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Arram Green Farm , Arram HU17 7NR
Guide Price £725,000

- Spacious 4 bedroomed Farmhouse
- Over 3,000 square feet internally
- Full renovated, extended and modernised
- Set in 1 acre
- Option to purchase further land
- Beverley 5 miles/12 minutes
- Views of the Wolds
- Council Tax Band: E
- EPC Rating: E

Nestled in a serene semi-rural location, this stunning extended 1920s farmhouse offers the perfect blend of classic charm and contemporary elegance. Occupying an expansive plot of approximately 1 acre, this magnificent residence spans over 3,000 square feet of meticulously crafted living space, providing an abundance of room for family life and entertaining in style.

The home boasts four generously proportioned double bedrooms, each designed to offer tranquility and comfort, complemented by a wealth of versatile reception rooms that can be adapted to suit your every need – whether it’s a cosy family lounge, a grand formal dining area, or a peaceful study. At the heart of the home lies an exceptional open-plan dining kitchen, a true hub for family gatherings and a haven for culinary creativity.

The property’s charm extends beyond the main residence, with a converted barn currently serving as a gym, complete with a built-in sauna for ultimate relaxation. Above, a further spacious room awaits your imagination, offering endless potential for use as an office, guest accommodation, or creative studio.

The generous double garaging provides ample storage, while the expansive grounds offer a wealth of possibilities, including the potential for equestrian pursuits. For those seeking even more space, there is the option to acquire additional land, making this the ultimate countryside retreat.

Whether you're seeking a home that offers a tranquil lifestyle, an exciting opportunity for expansion, or a perfect blend of both, this remarkable farmhouse presents an unmissable opportunity to enjoy luxurious living in one of the most desirable settings.

LOCATION

The property is situated in a semi-rural position just to the north of the village of Arram which lies 5 miles/12 minutes drive from Beverley town centre and 2.4 miles from the centre of Leconfield. The property also has beautiful slightly elevated views over the countryside and up towards the Yorkshire Wolds.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LIVING ROOM

17'10" x 14'0" (5.44m x 4.27m)
Bay window to front elevation, wood burning stove set on tiled hearth and decorative panels to walls.

PLAYROOM / SITTING ROOM

14'0" x 13'10" (4.27m x 4.22m)
A well proportioned room with bay window to the front elevation and further window to side. Decorative fireplace with wood mantel above. Hardwood parquet flooring.

ENTRANCE HALL

26'10" x 5'11" maximum (8.18m x 1.80m maximum)
A wide and welcoming entrance hall with a uPVC front door with glass panels to either side. Stripped wood floor and decorative panels to walls. Two enamelled radiators, stairs to first floor accommodation and large cloak cupboard.

STUDY

12'0" x 7'5" (3.66m x 2.26m)
Wood panelled walls and window to rear elevation.

CLOAKROOM

W.C. with high level cistern, wall hung hand wash basin on chrome legs, stripped wood floor, wood panelling to the walls and mirrors set in niche.

LIVING DINING KITCHEN

25'7" x 18'0" maximum (7.80m x 5.49m maximum)
A stunning kitchen offering a good range of wall and base storage units with cream fronts and butcher's block work surfaces. Matching centre island with granite work surface and breakfast bar. Stripped wood floor, double Belfast sink, oil fired AGA set in fireplace and large walk-in pantry.

GARDEN ROOM

19'3" x 11'4" (5.87m x 3.45m)
A beautiful room with windows encompassing two walls. Stripped wood floor, enamelled radiator, freestanding wood burner and exposed king post trusses to ceiling - opening into games room.

GAMES ROOM

15'10" x 13'0" (4.83m x 3.96m)
Windows to three aspects and French doors opening onto the garden. Views over the paddock.

UTILITY ROOM

11'5" x 7'3" (3.48m x 2.21m)
Oil fuelled boiler and a range of cupboards. Composite rear door opening out to the side of the property.

FIRST FLOOR

BEDROOM 1

16'0" x 13'5" (4.88m x 4.09m)
Two windows to the side elevation overlooking the courtyard with fitted shutters, built-in wardrobes and enamelled radiator.

EN SUITE

9'10" x 7'0" (3.00m x 2.13m)
With three piece sanitary suite comprising walk-in shower, close coupled w.c., vanity hand wash basin and chrome heated towel rail.

BEDROOM 2

14'10" x 12'10" (4.52m x 3.91m)
Window to front elevation and built-in wardrobes.

BEDROOM 3

14'4" x 12'8" (4.37m x 3.86m)
Window to front elevation and built-in wardrobes.

BEDROOM 4

12'1" x 10'5" (3.68m x 3.18m)
Window to rear elevation with fitted shutters and built-in wardrobe.

BATHROOM

8'11" x 10'0" (2.72m x 3.05m)
With a three piece sanitary suite comprising freestanding roll top bath, walk-in shower enclosure, close coupled w.c., countertop hand wash basin with tiled vanity surfaces, window to side elevation and porcelain tiled floor.

DRESSING ROOM / LAUNDRY

10'11" x 5'2" (3.33m x 1.57m)
Currently used as a first floor laundry but could be repurposed as a walk-in wardrobe or dressing room. Window to front elevation.

OUTSIDE

GARDENS, OUTBUILDINGS AND GARAGES

The property is approached through double timber electrified gates onto an attractive courtyard with central lawn surrounded on four corners by a gravelled drive. Within the courtyard is a renovated barn of which part has been turned into a gym with built-in sauna. Offering further space above, the area has further potential to be converted. Attached are two double garages with timbered vehicular doors to the front. All have light and power.

To the rear of the property is a large lawned garden which could be divided to create a paddock for equestrian services or similar. The house sits in a slightly elevated position on the plot with the paddock having a slight fall which provides the house with attractive views over the land and towards the Yorkshire Wolds.

Please note that the current owner owns the adjacent paddocks and there may be the option to purchase further land should this be required.

SERVICES

Mains water and electricity are available or connected to the property. The drainage is via a septic tank.

CENTRAL HEATING

The property benefits from an oil fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC 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



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.

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