

QUICK & CLARKE
The Property Specialists

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Killingwoldgraves Farm Killingwoldgraves Lane, Bishop
£799,950

- Fantastic Georgian Farmhouse with attached annex
- Close to Beverley
- Ideal for road network
- One and a half acres
- Large workshop/garaging (78' x 26')
- Huge Potential
- Opportunity to remodel

PROPERTY

Set in approximately one and a half acres of garden, this fabulous Grade II Listed Georgian farmhouse offers five double bedrooms and has the added benefit of an attached cottage offering three further bedrooms. With the ability to remodel as required the property has huge potential for either those looking for a characterful and roomy detached house and/or a family house with an attached annex for independent living for a relative or for let. Additional to the large amount of accommodation the property also has a generous sized workshop/garage.

LOCATION

The property is located on the corner of the Killingwoldgraves Lane with its junction with the Killingwoldgraves roundabout which is one of the main access points into Beverley over the beautiful Beverley Westwood pasture lands. Lying just off the A1079, the property offers both direct access to the broad array of amenities on offer in Beverley including the Racecourse and also to the major road network linking Beverley with Hull, York and the M62.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

19' 9" x 8' 5" (6.02m x 2.57m) - With a wooden front door with a glass panel over, attractive hard wood floor and stairs to the first floor accommodation.

DOWNSTAIRS CLOAKROOM

5' 2" x 7' 3" (1.57m x 2.21m) - With a low level WC, pedestal hand wash basin and a continuation of the hardwood flooring.

LIVING ROOM

16' 11" x 15' 0" (5.16m x 4.57m) - An attractive and well proportioned room with a brick fireplace housing an open fire, two period sash windows with original shutters to the front elevation and there are shelves in the alcoves beside the fireplace.

DINING ROOM

17' 1" x 15' 1" (5.21m x 4.60m) - A further well proportioned room positioned at the front of the house with hardwood flooring and two sash windows to the front elevation. An ornate wooden fireplace houses an open fire with a tiled hearth and back.

BREAKFAST/KITCHEN

14' 2" x 15' 1" (4.32m x 4.60m) - With a generous range of wall and base units with oak fronts, drawers and tiled work surfaces, four ring stainless steel hob and integrated Neff oven, window to the side elevation and door through to a large:

PANTRY

5' 9" x 3' 11" (1.75m x 1.19m) - Between the kitchen and the utility room is a pantry which is shelved out for storage.

UTILITY ROOM

11' 10" x 8' 11" (3.61m x 2.72m) - With base storage units and with tiled work surfaces, inset basin, space and plumbing for washing machine, tumble dryer, window to the side elevation, space for an upright fridge

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.

freezer and porcelain tiled floor. A boiler cupboard houses the boiler and has a window to the side elevation with a brick quarry tile floor.

CELLAR

Accessed through a door from the utility room and encompassing two rooms with a brick and quarry tile floor.

REAR LOBBY

6' 6" x 4' 3" (1.98m x 1.30m) - With farmhouse door, window to one side and quarry tile floor.

FIRST FLOOR

LANDING

Providing access to the second floor accommodation, window to the front elevation and a large storage cupboard.

BEDROOM 1

17' 5" x 15' 3" (5.31m x 1.60m) - With two sash windows to the front elevation and door through to the:

EN-SUITE SHOWER ROOM

8' 7" x 7' 5" (2.62m x 2.26m) - With a three piece sanitary suite comprising pedestal hand wash basin, corner shower, low level WC, heated towel rail and window to the side elevation.

BEDROOM 2

15' 3" x 12' 7" (4.65m x 3.84m) - With a built in cupboard and two sash windows to the front elevation.

BEDROOM 3

14' 8" x 9' 11" (4.47m x 3.02m) - With window to the side elevation.

BATHROOM

11' 10" x 11' 11" (3.61m x 3.63m) - Of an 'L' shape and with an attractive ornate and decorative window which is a feature to the rear of the bath, the room has a four piece sanitary suite comprising low level WC, pedestal hand wash basin, panelled bath set in a tiled surround, electric shower, partial timber panelling to the walls and window to the side elevation.

SECOND FLOOR

BEDROOM 4

16' 3" x 12' 2" (4.95m x 3.71m) - With a dormer window to the front elevation.

BEDROOM 5

15' 11" x 12' 7" (4.85m x 3.84m) - With dormer window to the front elevation.

ANNEX

Originally the annex, which has a separate entrance from the main house, this area offers three further bedrooms and could easily be incorporated back into the main house with access on the ground floor through the pantry from the main house and cupboard on the first floor landing.

GROUND FLOOR

ENTRANCE HALL

8' 7" x 4' 5" (2.62m x 1.35m) - With a tiled floor, window to the rear elevation and gas heater. Door through into the:

CLOAKROOM

4' 4" x 2' 11" (1.32m x 0.89m) - With a low level WC and pedestal hand wash basin.

LIVING ROOM

18' 5" x 14' 6" (5.61m x 4.42m) - With a dark wood fireplace housing a gas fire

and window to the side elevation.

KITCHEN

12' 4" x 11' 8" (3.76m x 3.56m) - With wall and base storage units with laminate work surfaces, a slide out space for fridge freezer, original fireplace and window to the side elevation.

FIRST FLOOR

BEDROOM 1

12' 6" x 11' 10" (3.81m x 3.61m) - With sash windows to both the side and rear aspect and built in cupboard.

BEDROOM 2

12' 4" x 8' 11" (3.76m x 2.72m) - With window to the side elevation.

BEDROOM 3

9' 4" x 9' 2" (2.84m x 2.79m) - With window to the side elevation.

BATHROOM

With low level WC, wall hung hand wash basin with semi-pedestal and panelled bath.

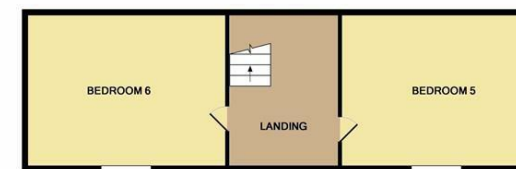
OUTSIDE

The property sits on a generous sized plot approaching one and a half acres which are made up of largely lawned garden with a wide selection of attractive and mature shrubs and trees. Within the garden there are a number of soft fruit trees.

A gravel drive leads from the road up to the house and beyond which is a large workshop/garage which was originally farm buildings (26'3" x 78'0"). This large building independent from the house offers great potential to the front of the property there was previously an outdoor swimming pool which is surrounded by trees.



GROUND FLOOR



2ND FLOOR

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agents Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

For full details of the EPC rating of this property please contact our office.



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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