



QUICK & CLARKE
The Property Specialists

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Church View House Ratten Row, North Newbald YO43 4SF
£525,000

- Fabulous location adjacent to church
- Four double bedrooms / Three bathrooms
- Three reception rooms
- Stunning easy to maintain garden
- Superb tucked away position
- Built in 2008
- Extending to 2180Sq ft internally
- CCTV covering exterior and driveway
- Garage and private parking
- EPC - C; Council Tax Band: E

Built to the present owners exacting specification using reclaimed local Newbald Stone the property was completed in 2008. This unique and individual property is in a secluded peaceful tucked away location in the heart of the conservation area in the centre of the village.

The property is nestled in the shadows of the magnificent St Nicholas Church which is Grade 1 listed and approaching 1000 years old and commands amazing views of the Church Tower hence the name of the property "Church View House". The property is accessed via a private driveway and is bordered by an imposing retaining wall which was hand crafted by stone masons in the same reclaimed Newbald Stone used on the house. This provides a truly wonderful private and peaceful setting but the convenience of being located in the centre of the village just a stones throw from the village green, village hall and local pubs.

This is a truly unique setting within the centre of the village.

LOCATION

The property is in a unique, stunning and tucked away position accessed off the corner of Ratten Row and adjacent to St. Nicholas Church in the centre of North Newbald. North Newbald is situated at the foot of the Yorkshire Wolds and is a well regarded residential village centred on an expansive village green with local facilities including a fine Norman church, a village hall, two public houses and a primary school. The village is well placed for access to the small market town of Market Weighton with shops, a library and Tesco some 4 miles distant, Beverley 9 miles, Hull 12 miles and York 24 miles. There is also ease of access onto the A63/M62 and national motorway network beyond.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

14'4 x 7'11 (4.37m x 2.41m)
Attractive timber glass panel door with further glass panels to either side. Indian slate tiled floor, stairs to the first floor accommodation with galleried landing above. Integral door leading through into the garage.

DOWNSTAIRS CLOAKROOM

Close coupled WC and vanity hand wash basin, continuation of the Indian slate tiled floor from the entrance hall.

OPEN PLAN LIVING DINING KITCHEN

18'10 x 19'10 (5.74m x 6.05m)
A superb open plan room with French doors which lead directly out onto the south west facing garden.

The kitchen offers a generous range of wall and base units with cream shaker fronts, ceramic tiled splashbacks and butchers block worksurfaces. Centre island with granite worktop. Composite 1 1/2 bowl sink and drainer, seven ring gas range with double oven and grill with extractor over. Space for American style fridge freezer. Slate tiled floor in the kitchen area with engineered oak flooring in the living area. Further door to the rear of the property.

In the living area there is a wood burning stove with an attractive local stone surround and modern chrome wall mounted radiator. Double timber glass panel doors opening into the lounge.

LOUNGE

18'10 x 12' (5.74m x 3.66m)
A continuation of the oak flooring, window to the side elevation and French doors leading out onto the garden. Wood burning stove with a local stone surround.

FAMILY ROOM

14'4 x 10'7 (4.37m x 3.23m)
Having flexibility of use, the family room is currently used as an office with a small area for a gym. Oak flooring and window to the rear elevation.

FIRST FLOOR

GALLERIED LANDING

MASTER BEDROOM SUITE COMPRISING

BEDROOM

11'6 x 10'9 (3.51m x 3.28m)
Windows to the front and side elevations.

EN-SUITE BATHROOM

9'1 x 6'10 (2.77m x 2.08m)
Four piece sanitary suite comprising attractive roll top bath, counter top hand wash basin set on a wooden vanity unit, double shower enclosure and close coupled WC. Travertine tiled floor and matching partially tiled walls.

DRESSING AREA

Two separate walk-in wardrobes and a further dressing/study area with window to the rear elevation.

BEDROOM 2

15'8 x 10'7 (4.78m x 3.23m)
Window to the front elevation.

EN-SUITE SHOWER ROOM

Three piece sanitary suite comprising close coupled WC, pedestal hand wash basin and shower cubicle. Travertine tiled walls and floor.

BEDROOM 3

12'6 to wardrobes x 9'3 (3.81m to wardrobes x 2.82m)
A dual aspect room with windows to both the rear and side elevations, built-in wardrobes.

BEDROOM 4

11'5 to wardrobes x 9'2 (3.48m to wardrobes x 2.79m)
Window to both front and side aspects and built in wardrobes.

GARAGE / UTILITY ROOM

19'1 x 9'9 (5.82m x 2.97m)
An integral garage with up & over door, space and plumbing for washing machine and tumble drier, modern Worcester Bosch oil fired boiler, and integral door through into the entrance hall.

EXTERNAL

A double five bar gate provides access onto a driveway which has been laid under stone chippings and leads up to the garage.

The garden is south westerly facing and has been recently landscaped with no expense spared! Laid under attractive porcelain tiles and with a central feature of artificial lawn with a modern metal sculpture, the garden is in a beautiful position with views of the adjacent historic church. Partially surrounded by stone walls, there are two purpose built seating areas and a built-in barbecue. A stone flagged pathway continues down the side of the property and to the rear where there is a shed and timber store.

AGENT'S NOTE

In accordance with the 1979 Estate Agents Act, we would confirm that the vendor of this property is an employee/related to a member of staff of Quick & Clarke.

SERVICES

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

CENTRAL HEATING

The property benefits from an oil fired central heating system.

DOUBLE GLAZING

The property benefits from Double Glazing.

TENURE

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

COUNCIL TAX

The Council Tax Band for this property is Band E.

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 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

EPC RATING

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



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.

While 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 Measure 02022