

Blenkin

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CHARTERED SURVEYORS



THE MILL · BISHOP BURTON · BEVERLEY





THE MILL

Mill Lane, Bishop Burton, Beverley
HU17 8QT

*Beverley 2 miles · Hull 12 miles
Pocklington 14 miles · York 27 miles*

**Period house and converted mill
on the edge of a lovely Wolds
village, close to Beverley**

Entrance hallway · 3 reception rooms ·
kitchen/breakfast room · utility room ·
cloakroom/wc · principal bedroom suite
with bathroom · 3 further bedrooms · 2
further bathrooms (one en suite)

Driveway · garage · potting shed ·
gazebo · pergola · shed

Mature landscaped gardens

In all just over half an acre

For Sale Freehold



The Mill is a unique property that skilfully integrates a period house and former wind-powered corn mill. Although the sails were taken down in 1895, history reveals evidence of a working mill in Bishop Burton as early as 1326. This charming family house sits on the edge of the village and borders open countryside. Its accommodation extends some 2800 sq ft and includes two impressive circular rooms with 23 ft diameters. Bishop Burton is a quintessential English village of whitewash cottages and red brick houses clustered around a village green and duck pond known as 'The Mere'. The Mill is available on the market for the first time in thirty years and is being offered for sale with no onward chain.

- Detached, period house set in half an acre
- Accommodation uniquely incorporates a converted windmill
- South facing gardens border open countryside
- Open plan kitchen/breakfast/living room connecting to the garden
- High specification with recently fitted kitchen and bathrooms
- Glorious Yorkshire Wolds village
- Just outside the historic market town of Beverley
- No onward chain

The hallway has a porcelain tile floor with underfloor heating and steps descending to the kitchen/breakfast room. This family space is 32 ft in length with French doors opening south onto the garden and a side entrance onto the drive. The bespoke kitchen was fitted in 2017 by Sarah Anderson Design, has a range of cabinets, quartz worksurfaces, a twin ceramic Belfast style sink, a large island unit with family breakfast bar, a four-oven Aga, Siemens integrated appliances including an oven and steam oven and two wine refrigerators.



Alongside is a fully fitted utility/laundry room. The kitchen/breakfast room is open plan to the garden room, a double aspect living space filled with natural light; here is underfloor heating beneath a tiled floor, a contemporary wood-burning stove, wall-to-wall windows facing west and bifold doors opening south onto the garden decking. A formal dining room has wooden floors, a traditional stone fireplace and French doors facing west. The circular living room lies within the former windmill and is full of character with an engineered oak floor, exposed brickwork, an impressive fireplace with wood-burning stove and French doors giving glorious garden views and opening south onto the upper terrace. On the first floor, the principal bedroom suite sits within an independent wing and forms part of the original mill; there are wardrobe units in American walnut and a Juliet balcony with views across the garden to the countryside beyond. The en suite bathroom includes a free-standing slipper bath, shower and hand basin, and alongside is a recessed fitted wardrobe. The three further bedrooms have fitted wardrobe/cupboard space, are all doubles and enjoy fine country views. The guest bedroom suite has a walk-in shower room with rain shower head and the house bathroom also features a wall-to-wall shower with rain shower head. Both bathrooms were fitted two years ago.

Outside

At the front, the house is set back from the village lane behind a carriage driveway and a matching pair of timber gates within a mature hedge. The drive continues on the eastern boundary through wrought-iron gates providing secure parking in front of the detached garage block (20 ft x 18 ft). The garage has a temperature-controlled, walk-in wine room with electrically operated door. At the rear, the well-established gardens extend to some 0.4 acres,

are enclosed, dog-friendly, and border open countryside. They have been landscaped to create multiple areas of interest connected by paths winding through an arbour and clipped yew hedging. There are expanses of lawn, herbaceous borders of flowering perennials, a gazebo with a thatched roof, a vegetable garden with five raised beds and a potting shed, a circular tree seat within one of many mature trees, a paved terrace abutting the house inset with original millstones and millstone steps, an area of decking with a pergola draped in clematis and rose and a brick-built barbeque with gas cylinder at the rear of the garage. In addition, there are power sockets, outside taps and external lighting. Beyond the garden are far-reaching views across open countryside.

Environs

Bishop Burton has a range of amenities including a convenience store, The Altisidora public house, community hall and Grade II* listed church and is home to a well-regarded agricultural college. The village lies some two miles west of Beverley, 'the jewel of East Yorkshire', a market town with defensive walls, a 15th century gate, cobbled lanes, elegant terraces, medieval Minster and railway station. It has a range of shops, café-bars and restaurants including national brands and independent traders and, alongside the town, are the common pastures of the Westwood, the racecourse and a golf club. The Michelin-starred restaurant, The Pipe and Glass, is located some six miles away in South Dalton. Good motorway connections are available via the M62 and the cities of Hull and York are easily accessible. There are good state school options and, for private education, Hymers College lies some 10 miles away and Pocklington School is just 14 miles away.



Tenure: Freehold

EPC Rating: E

Services & Systems: Mains water and electricity. Private drainage. Oil-fired central heating. Zoned heating with thermostats. We have been advised that Broadband is 60 mbps with BT.

Agent Note: Mains water and electricity. Private drainage. Oil-fired central heating. Zoned heating with thermostats. We have been advised that Broadband is 60 mbps with BT.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

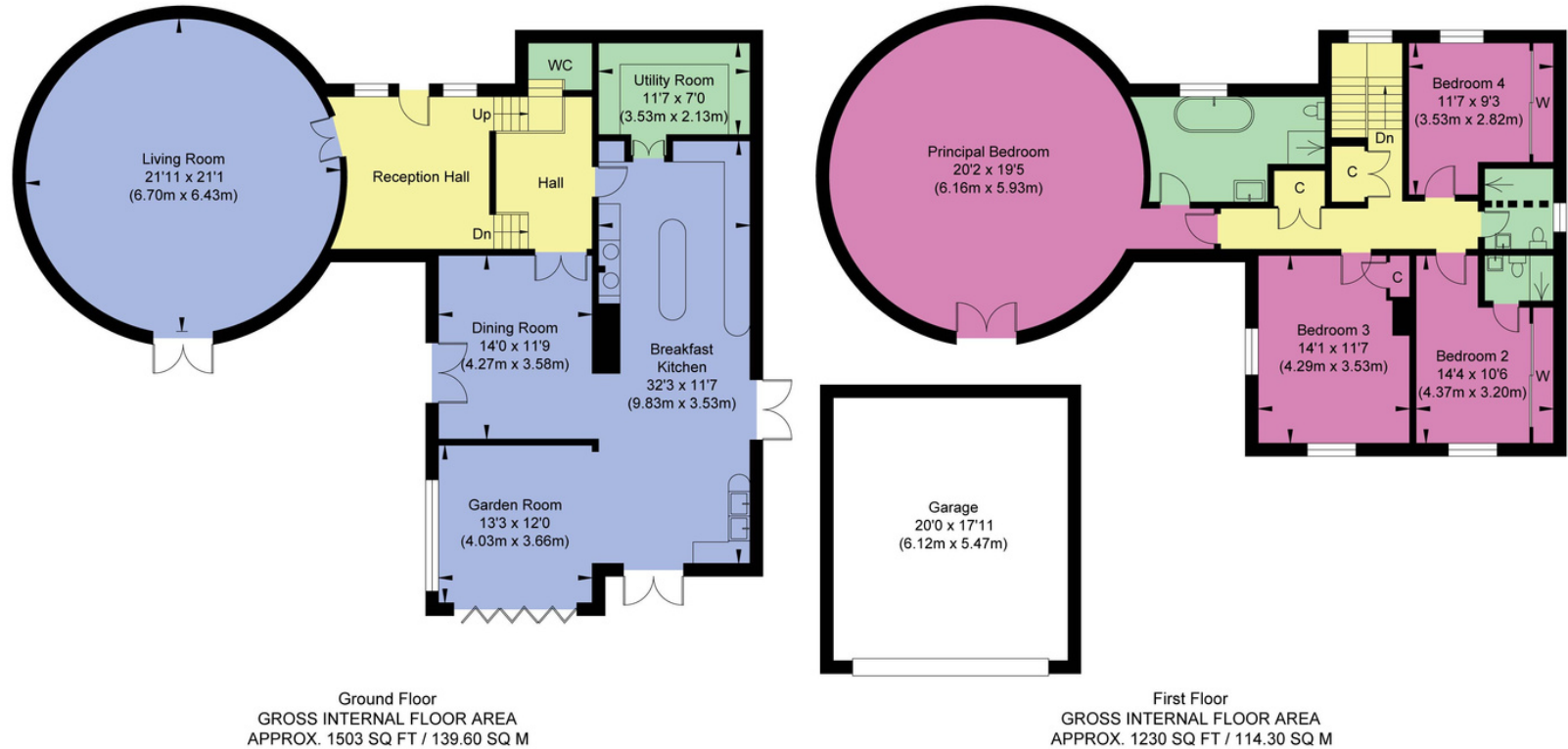
Viewing: Strictly by appointment

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Local Authority: East Riding of Yorkshire Council
www.eastriding.gov.uk

Directions: Heading east from Beverley on the A1079 turn left just before Bishop Burton, signposted Walkington, and then first right onto Mill Lane. Mill House can be found some one hundred metres down on the left hand side.

The Mill, Bishop Burton, Beverley, HU17 8QT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2733 SQ FT / 253.90 SQ M (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	42 E	
21-38	F		
1-20	G		



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Photographs, particulars and showreel: November 2023.



City

Country

Coast