

HORNBEAM LODGE

Beverley, East Riding of Yorkshire

HORNBEAM LODGE

Rare opportunity to own a bold, architect-designed home that combines space, light, and luxury with wraparound gardens and a roof terrace.

*Hull 8 miles • M62 12 miles • Yorkshire coast 13 miles
York 30 miles • Leeds 57 miles*

Hall • cloakroom/wc • 2 reception rooms • kitchen/
living room • pantry • utility room • home office • media/
entertainment room • storeroom

Principal bedroom suite with dressing area • bathroom and
roof terrace • 4 further bedrooms • 2 further bathrooms

Garage • gated parking • garden pavilion/outbuilding

Garden and grounds

In all some 0.3 acres

For Sale Freehold



ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

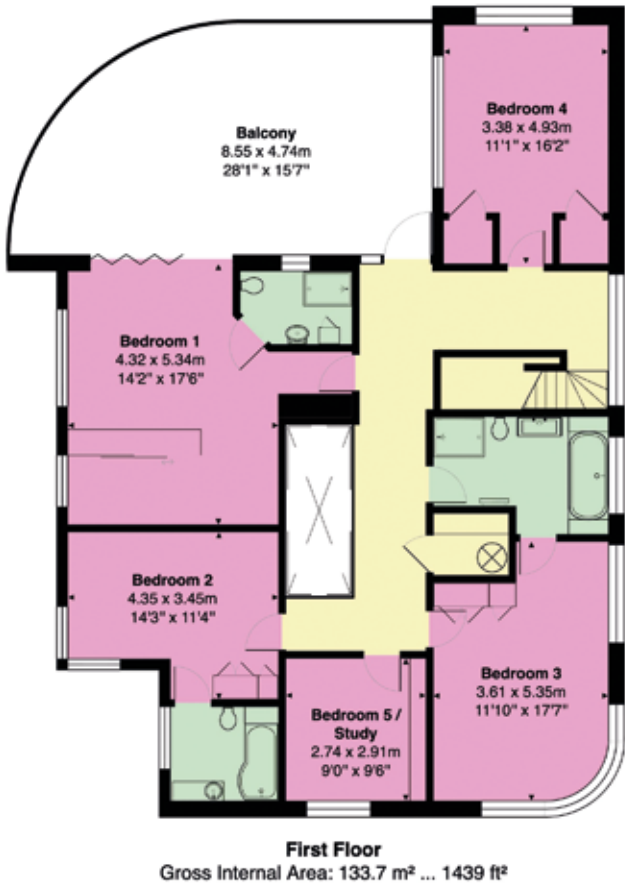
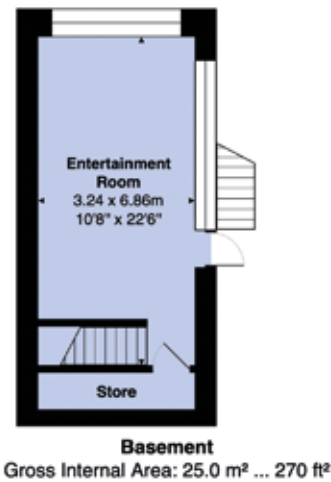
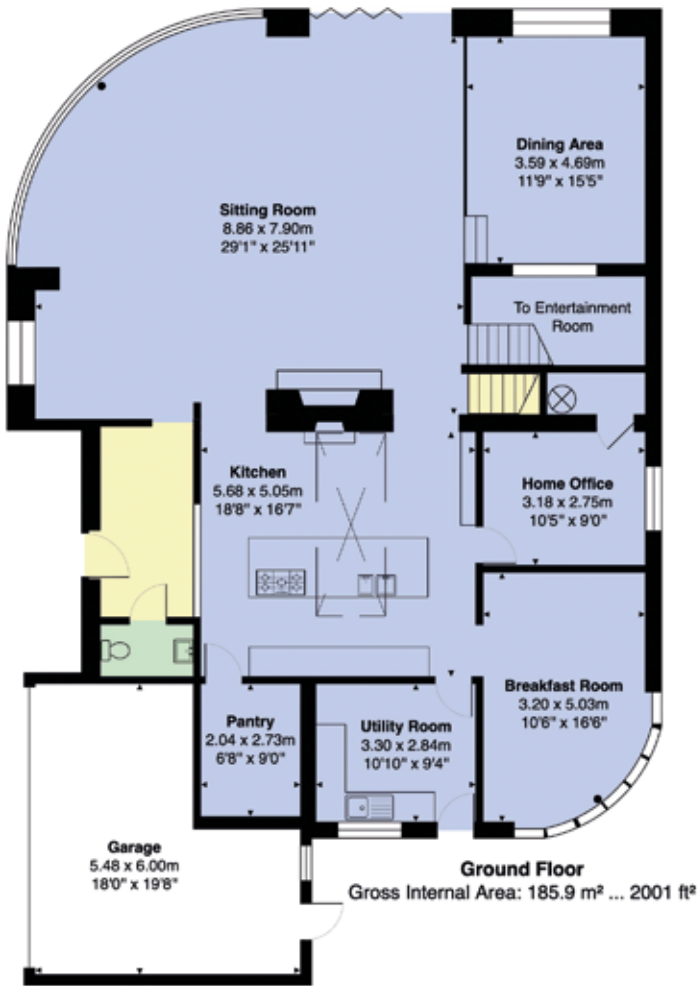
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Hornbeam Lodge, Seven Corners Lane, Beverley, East Riding of Yorkshire HU17 7AJ

Approximate Gross Internal Floor Area
344.6 SQ M / 3709 SQ FT (excluding garage, balcony)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



City

Country

Coast

Hornbeam Lodge is an exceptional contemporary residence characterised by a clean modern design aesthetic. Discreetly positioned in a quiet residential enclave on the edge of Beverley's old town, it offers a bold architectural contrast to the traditional vernacular of neighbouring properties. Built in 2010 and designed by an award-winning architectural practice for its first and only owner, this bespoke family home is as functional as it is stylish. At its heart lies an expansive open-plan living space complemented by distinct and separate rooms that include a dedicated media/entertainment room on the lower ground floor. The property is enveloped by wraparound gardens and grounds, designed for enjoyment from both ground level and from

the expansive roof terrace which forms part of the impressive principal bedroom suite.

- Strikingly modern, detached, family house
- Accommodation of 3709 sq ft arranged over 3 floors
- High spec and high tech throughout
- Open plan living and seamless indoor-outdoor connection
- Principal bedroom suite with large balconied roof terrace
- Powered by sustainable and energy efficient technologies
- Southwest facing garden
- Ample gated parking and integral garage
- 5 minute-walk to town centre and Westwood Pastures



Tenure: Freehold

EPC Rating: D

Council Tax Band: G

Services & Systems: All mains services. Air source heat pump powers the underfloor heating and UV solar thermal panels heat the water. Thermostat in each room, Lutron Lighting System. Rainwater harvesting system. Fibre to the premises.

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.

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

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.



Hornbeam Lodge is a distinctive residence, designed by Elevation Design architectural practice and built to an exceptionally high specification. Incorporating the latest technologies, it offers a stylish and versatile setting - perfect for entertaining and hosting large family gatherings. The property has underfloor heating throughout, heated from an air source heat pump along with solar thermal panels for hot water. The bespoke Lutron lighting system is featured in the kitchen and living room, and most rooms are fitted with three layers of ambient lighting plus 5-amp lamp feeds.

A modular, open-plan living space spanning over 1,000 sq ft sits at the heart of the home. A sweeping full-height arc of glass floods the interior with natural light and frames views of the lily pond and landscaped gardens beyond. The kitchen features sleek cabinetry, moulded

Corian worktops, a family-sized breakfast bar, a Quooker tap, seamlessly integrated Neff appliances and a generous island unit with a five-ring gas hob. In addition, there is a pantry with sensor lighting and a utility/laundry room with external door. An inset living-flame gas fire provides a focus, while a dramatic section of ceiling rises beyond the balconied landing to a remote-controlled rooflight. Limestone floor tiles run throughout, continuing seamlessly to a raised dining area with a sleek glass balustrade. An Arts & Crafts oak fireplace with copper panels and a cast-iron hearth serves as the focal point of the living space.

Adjacent to the kitchen is the breakfast room which has sliding glazed doors on two sides forming an uninterrupted open corner, blurring the boundary between interior and exterior living.



A separate home office has a walk-in cupboard and fitted cabinetry, while a staircase leads down to the media/entertainment room. This bright and versatile space features top-light windows, Karndean flooring, a useful storeroom, and a glazed external door providing independent access.

The first floor is illuminated from above and thoughtfully designed with family living in mind. It is arranged as five well-appointed bedrooms and three bathrooms all with low-level sensor lighting. The highlight is the principal bedroom suite, featuring bespoke cabinetry within a dedicated dressing area, a luxurious wet room with porthole window Villeroy & Boch fittings and walk-in Hansgrohe shower, and direct access to a private roof terrace. Expansive bifold doors open onto this stunning outdoor space, finished with slate floor tiles and a sweeping glass balustrade that curves to the south and west, framing views across the garden. There is an external tap and ambient exterior lighting.

The family bathroom includes a Travertine tiled floor, vanity unit with hand basin, heated towel rail and Duravit, Villeroy and Hansgrohe fittings.

Outside

Hornbeam Lodge is approached through an electric sliding timber gate that opens onto a turning circle and parking area, flanked by four distinguished Hornbeam trees. The secure garage is fully serviced with power and light, with an electric up-and-over door alongside a pedestrian door providing convenient access to the rear.

The mature garden is a private haven, perfectly oriented to the south-west. A lily pond with a tumbling water feature mirrors the curve of the floor-to-ceiling windows and, alongside, a sunny terrace is sheltered by a white-rendered west wall providing an ideal spot for outdoor dining and relaxation.

Beyond, an extensive lawn stretches out, enclosed by lofty mellow brick walls and bordered with mature trees, shrubs, and perennial planting. In the far corner, a charming timber pavilion with a pitched slate roof offers versatility, with two rooms, dual entrances, and windows that frame garden views. A rainwater/grey water harvesting system feeds the outside taps and toilets.







Environs

The property is set in a leafy enclave on Seven Corners Lane, within Beverley's Conservation Area and just a five-minute walk from the historic North Bar and town centre. It sits beside the Beverley & East Riding Lawn Tennis Club and is only moments from the Westwood parkland — 600 acres of ancient common pastureland that is home to the town's racecourse and a private golf club.

Often described as the jewel of East Yorkshire, Beverley is a thriving market town steeped in history. Its medieval character is reflected in cobbled lanes, elegant Georgian terraces, defensive walls, and the 15th-century North Bar, while the magnificent Beverley Minster dominates the skyline. The town offers a vibrant mix of national retailers, independent shops, café-bars, and restaurants, with the

Michelin-starred Pipe and Glass at South Dalton just eight miles away.

There are some excellent local schooling options from highly regarded state schools, Beverley Grammar School and Bishop Burton College to excellent independent schools such as Hymers College in Hull and Pocklington School.

Beverley enjoys superb transport links, with good road connections to Hull, York, the east coast, and the M62 motorway network. Beverley Railway Station, less than a mile from the property, provides regular services to Hull, York, Doncaster, and Sheffield. Trains reach London via Doncaster in around three hours and 20 minutes.





Beverley sits at the edge of the beautiful, undulating Yorkshire Wolds. A short drive away is the seaside town of Hornsea and Fraisthorpe beach with the excellent Cowshed café. Just beyond are the towns of Bridlington and Filey. Nearby Hull has a thriving arts scene and the historic city of York can be reached within an hour.

Directions

From Molescroft Road, heading towards the town centre, turn right into Seven Corners Lane. The gates to the property are located approximately 50 yards along, directly ahead and opposite the tennis club.

What3words: ///requiring.traded.important

Viewing

Strictly by appointment.



ESTABLISHED 1992



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