

BECK FARM, 22 EASTGATE

North Newbald



BECK FARM

Substantial family home with stylish interiors, lovely garden and ample garaging and parking

*South Cave 4 miles • Market Weighton 4 miles • M62 5 miles
Beverley 8 miles • Hull 13 miles • York 22 miles*

Entrance and staircase hall • 4 reception rooms • games room • study/library • kitchen/breakfast room • utility room • rear hall and boot room

Principal bedroom suite with bathroom and dressing room • 4 further bedrooms • 4 further bathrooms • 2 lofts

Single garage with mezzanine storage • double garage/workshop/gym • gated drive and parking

Landscaped garden

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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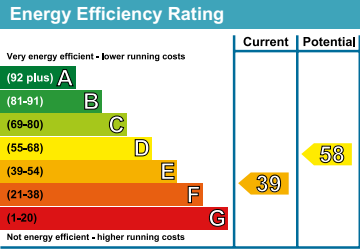
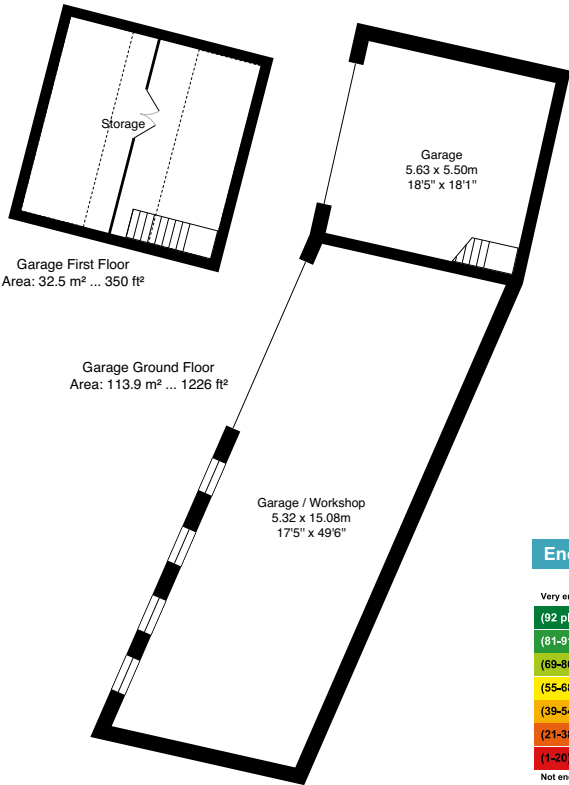
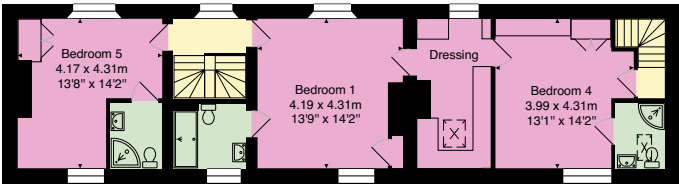
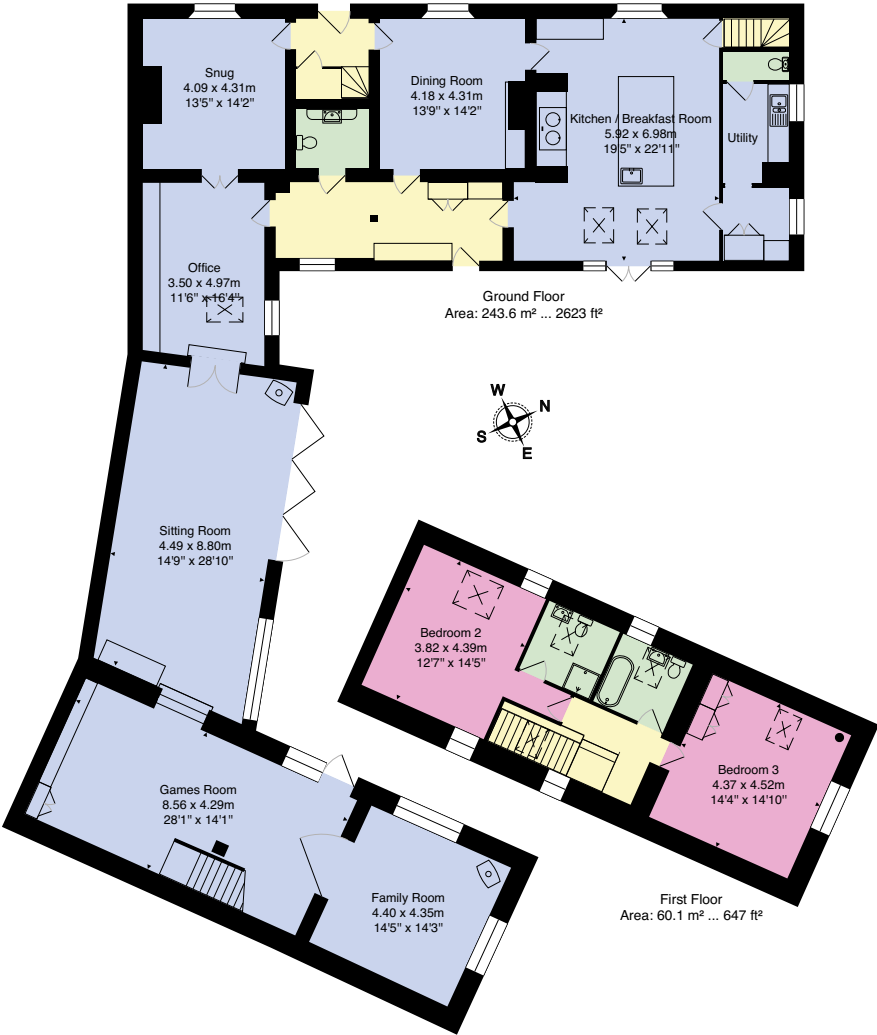
Beck Farm, 22 Eastgate, North Newbald YO43 4SD

Approximate Gross Internal Floor Area

Main House: 384.1 SQ M / 4134 SQ FT

Total - 530.6 SQ M / 5712 SQ FT

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



City

Country

Coast

This handsome double-fronted farmhouse, thought to date from around the 1800s, has been beautifully renovated inside and out. In 2021 the owners purchased the connecting cottage at the rear and fully integrated it into the existing house creating expansive living accommodation ideal for entertaining and family get-togethers. This substantial and hugely versatile home is connected to its sheltered landscaped garden on three sides. Beck Farm sits in the heart of a thriving, community-based village, rural and tranquil yet convenient for Beverley, Hull, York and the motorway network.

- Period family house with garden and garages
- Versatile accommodation of 4124 sq ft
- Lends itself well to multi-generational living
- 5 bedrooms, 5 en suite bathrooms
- Beautifully appointed with high spec fittings
- Georgian house in a Conservation Area, not listed
- Enclosed and private, landscaped garden
- Significant garaging/storage/workshop options
- In the heart of an outstanding rural village with amenities
- Convenient for Beverley, Hull, York and motorway network



Tenure: Freehold

EPC Rating: E

Council Tax Band: G

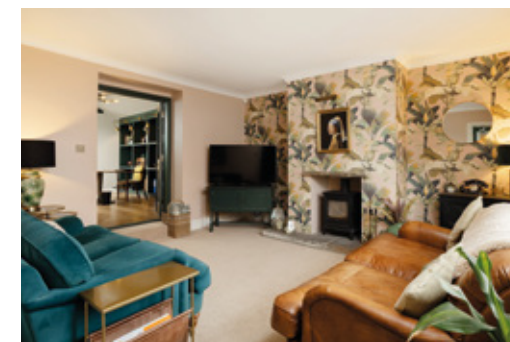
Services & Systems: All mains services. LPG gas central heating. 2 gas boilers (including a combi). Fibre broadband. CCTV

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.





This handsome double-fronted village house, attached on one side, is constructed of stone with a pantile roof and situated in an attractive residential street. Believed to date from the 1800s if not earlier, it showcases some wonderful features including mellow ceiling beams, roof trusses and stone flagged floors. An oversized barn door links the games room and family room, highlighting the heritage of the building. These period features have been enhanced by bespoke cabinetry and wall panelling, column radiators, louvre shutters and glazed internal doors that allow light to pass through the connecting rooms. In 2021/22, the kitchen and bathrooms were newly fitted and parquet floor laid in the sitting room and study. This is a warm and well insulated house with handcrafted Accoya windows and three multi-fuel stoves.

The magnificent kitchen/breakfast room is a light-filled family space with two skylights and French doors opening south onto the garden terrace. Its well-designed Shaker-style units are accompanied by integrated appliances, a large island unit with breakfast bar and Butler sink, quartz worktops, a Quooker tap, and an electric Everhot stove with an induction hob. Alongside is a utility room and a large, fully fitted boot room providing a buffer zone to the garden.

The living accommodation wraps around the house and meets every need of a growing family. Along with the double-height sitting room featuring bifold doors and windows spanning its 28 ft length, there is a snug, family room, games room and a study/library.



The eastern wing provides ideal guest accommodation with two bedroom suites, approached by their own staircase. At the front of the house, all bedrooms are also doubles with en suite bathrooms. The principal bedroom suite comes with a dressing room and bathroom with underfloor heating. A back staircase directly accesses bedroom 4.

Outside

A shared drive (owned by Beck Farm) meets secure electric gates. The private driveway passes the garaging to terminate at a large, gravelled turning and parking area with external lighting. The line of garaging forms the northeastern boundary of the property. The garages are secure with electric up-and-over doors, power and light. Constructed circa 2000 of stone and pantile, they provide parking for up to three cars. The single garage has storage space on the first floor accessed via an internal staircase. The double garage has a large workshop area lit by four windows, currently repurposed as a gym.

The inner courtyard garden was beautifully landscaped in 2024. Two limestone paved terraces designed for sitting out and dining al fresco are connected by wood-effect outdoor tiles flanked by raised beds planted with colourful shrubs and clipped topiary. The generous expanse of lawn is protected by a high hedge and has a stepping stone path that leads to a flight of steps at the far corner where the garages and parking are situated just out of sight. The garden is an immensely private space from where Dot Hill can be glimpsed, a well-known landmark that offers spectacular views.





Environs

North Newbald is an affluent Conservation village in the Yorkshire Wolds with a picturesque village green and a traditional red telephone box, meandering village beck and a children's playpark. This thriving village hosts many clubs and activities for families and has an active Parish Council. It boasts a range of amenities including a primary school, village hall, Grade I listed church – 'the most complete Norman Church in the East Riding' - and two public houses. The Gnu Inn is a family-run establishment and The Tiger Inn is a community-focused pub situated on the green. School buses run a service to Hymers College and Pocklington School (11 miles). A public bus service runs to Beverley, Brough and South Cave amongst other villages. Surrounded by open countryside with glorious walks from the doorstep, including the Wolds Way, North Newbald is nevertheless convenient for Beverley, Hull and the national motorway network. Howden and Brough railway stations are both very accessible.

Directions

From the village green take Eastgate and No.22 (Beck Farm) can be seen some 50 yards down on the right hand side, as denoted by the house sign.

What3words: ///different.another.smiling

Viewing

Strictly by appointment



ESTABLISHED 1992



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