



SWABYS YARD

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Malt Shovel Cottage, 76 Walkergate, Beverley, East Yorkshire, HU17 9ER

## CHARMING GEORGIAN COTTAGE WITH ANNEXE IN THE HEART OF BEVERLEY



Welcome to Malt Shovel Cottage, a characterful Georgian home situated in the sought-after market town of Beverley. This delightful detached property offers over 1800 sq ft of living space, including three/four generous bedrooms, two bathrooms, and a versatile annex/studio. The south-facing walled garden provides a lovely outdoor space, while the annex offers the perfect opportunity for home working or running a small business (subject to consents). Ready for immediate possession, this home is ideal for anyone looking to enjoy the unique lifestyle Beverley has to offer.

## From the Agent's Perspective

Malt Shovel Cottage truly captures the essence of what makes Beverley such a desirable place to live. Situated right in the heart of this historic market town, the property is just a short stroll away from the bustling markets, charming independent shops, and excellent restaurants that Beverley is known for. You'll be living in a place steeped in history, yet surrounded by all the modern conveniences you could need.

What really stands out to me about this property is its versatility. The house itself is spacious and has a warm, inviting feel, perfect for families or those who love to entertain. The open-plan dining kitchen is a wonderful space where everyone can gather, and the three reception rooms provide plenty of options for relaxing or hosting guests. Upstairs, the master bedroom offers a private sanctuary, complete with its own en-suite and dressing room, which adds a touch of luxury to everyday living. The second bedroom with its own dressing area is ideal for guests or family members who want a bit more privacy.

One of the biggest highlights, however, is the separate annex/studio. This is such a flexible space, and I can see it being used in so many ways. Whether you need a dedicated home office, a studio for creative work, or even a small business space (subject to consents), it's a fantastic feature that adds even more value to the property. It could also be perfect as a guest suite or additional living space for older children or relatives.





The south-facing walled garden is another bonus, providing a peaceful outdoor area that's private and low-maintenance. It's a lovely spot to enjoy a morning coffee or unwind after a busy day. And with garaging and off-street parking for two to three cars, practical needs are well taken care of too.

Overall, this is a home that offers not just great space and style, but also an enviable lifestyle. You're right in the heart of Beverley, with everything on your doorstep, yet you have your own private, spacious home to enjoy. It's ready for immediate possession, so you can start living the Beverley lifestyle straight away.

#### Location

Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

## Tenure

The tenure of the property is freehold.

## Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band D.\*

## Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

## Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## Viewings

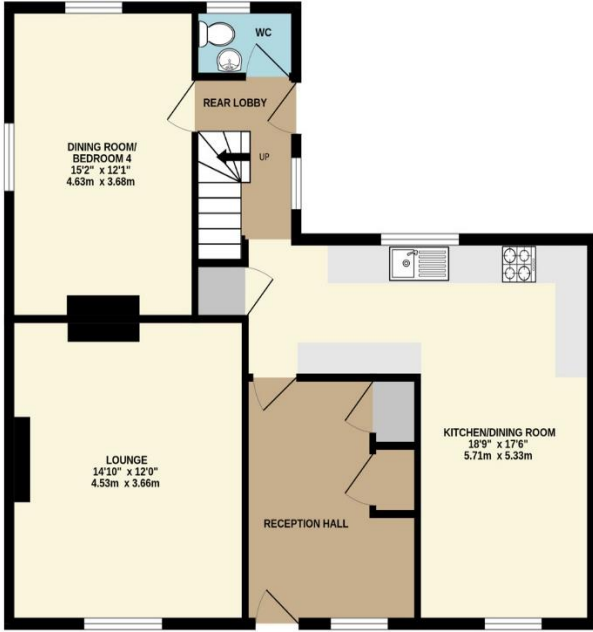
Strictly by appointment with the sole agents.

## Mortgages

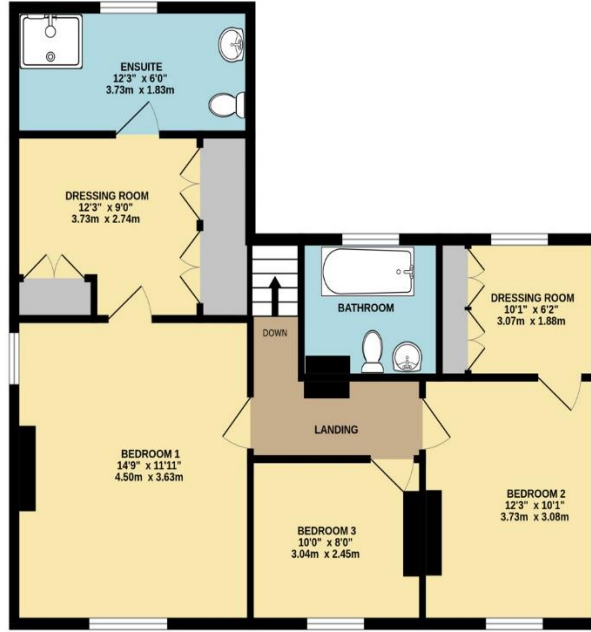
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



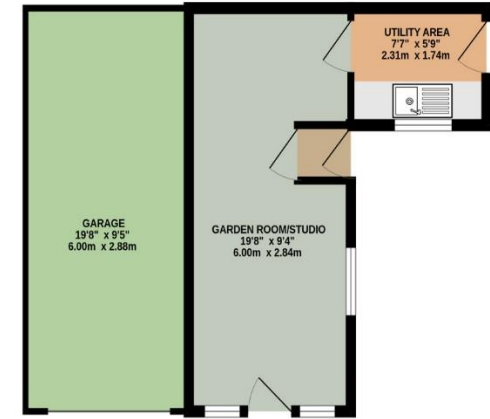
GROUND FLOOR  
808 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



OUTBUILDING  
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 1807 sq.ft. (167.8 sq.m.) approx.

Whilst 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.

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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

