

HORNSEYS

ESTABLISHED 1885

CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

33 High Street, Market Weighton, York, YO43 3AQ | Tel: 01430 872551 | Fax: 01430 871387 | email: sales@hornseys.uk.com

www.hornseys.uk.com



£795,000

Burton Mount Leconfield Road, Cherry Burton, Beverley, HU17 7LJ

**** OUTSTANDING PROPERTY WITH SMALL PADDOCK, WOODLAND AND OUTBUILDINGS ****

**** NO ONWARD CHAIN ****

A truly exceptional and spacious property which was formerly an award winning luxury Bed & Breakfast Guest House.

Set in approximately 2.2 acres with small paddock and self-contained converted outbuildings, this five/six bed and four en suite property is filled with light and beautiful features and offers a multitude of options and uses, both private and commercial.

The ground floor offers a large reception hallway with staircase, breakfast kitchen with side lobby, pantry, WC, and utility room, a further breakfast room, formal dining room, grand living room and sitting room/bedroom six with adjacent cloakroom and bathroom. On the first floor there are five bedrooms, four of which have en suites, and a large storage area in the roof space.

Outside there is access to an integral double garage with two stores and gun room, a detached, self-contained building comprising a retail unit and workshop, kitchen, WC, store room and open fronted store. Further outbuildings provide an office, garden stores and a barbeque area.

Outdoor seating areas, parking areas, extensive lawns and borders stocked with matured shrubs and trees compliment this rare and exceptional offering.

Bedrooms

5

Bathrooms

5

Receptions

4



CHERRY BURTON

Cherry Burton is a rural village in the East Riding of Yorkshire, located approximately 3 miles (4.8 km) to the west of the historic market town of Beverley. Popular with families and commuting professionals who prefer a quieter country life with amenities close at hand, the village has a Grade II listed church, a well-stocked village shop and post office, and a popular public house. It also has a well-regarded primary school, village pond, and a village sports field and pavilion.

The village is surrounded by beautiful countryside, making it a popular place for walking and cycling.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALLWAY

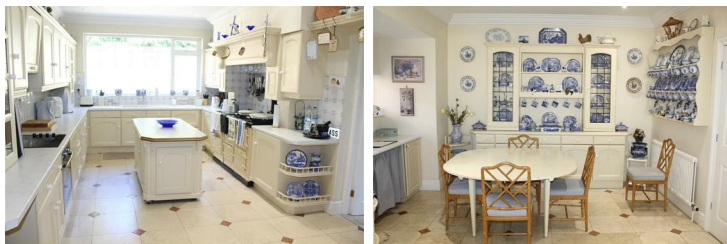
7.26m max x 6.33m max (23'9" max x 20'9" max)



Double entrance doors with side glazed panels, wood effect flooring, inset ceiling lighting, decorative coving, two radiators, under stairs storage cupboard, stairs off.

KITCHEN AND DINING AREA

8.39m x 3.40m (27'6" x 11'1")



Fitted cream kitchen with white marble effect work surfaces over, four-oven Aga with two hot plates and warming plate, Neff oven and hob with extractor fan over, ceramic sink and drainer with mixer tap, integrated fridge, fitted dresser, decorative ceiling coving, inset ceiling lighting, part-tiled walls, tiled flooring.

SIDE LOBBY

Tiled walls and flooring.

PANTRY

1.80m x 1.59m (5'10" x 5'2")

UTILITY ROOM

3.72m x 3.72m (12'2" x 12'2")

Fitted kitchen units with laminate work surface over, stainless steel double bowl sink and drainer with mixer tap, plumbing for

washing machine and dishwasher, tiled flooring, Trianco oil fired central heating boiler.

WC

1.57m x 0.85m (5'1" x 2'9")

Low flush WC, tiled flooring.

BREAKFAST ROOM

5.11m x 3.90m (16'9" x 12'9")



Feature cast iron fireplace with tiled hearth, ceiling coving, radiator.

REAR HALLWAY

5.17m x 1.97m (16'11" x 6'5")

Fitted storage cupboards, stone flooring, decorative ceiling coving, radiator, door to rear courtyard.

DINING ROOM

7.75m x 5.17m (25'5" x 16'11")



Bow window, wood effect flooring, decorative ceiling coving, inset ceiling lighting, three radiators, double doors to side patio.

LIVING ROOM

7.85m x 4.46m (25'9" x 14'7")



Feature open fireplace with stone hearth and pine mantel, bow window with fitted seat, decorative ceiling coving, three picture lights, two radiators, doors to side patio.

SITTING ROOM/BEDROOM 6

4.89m x 4.86m (16'0" x 15'11")



Open fire with stone hearth and timber mantel, decorative ceiling coving, radiator, cloakroom off.

CLOAKROOM

3.13m x 2.01m max (10'3" x 6'7" max)

Radiator with towel rail, bathroom off.

BATHROOM

3.86m x 2.10m (12'7" x 6'10")

White suite with bath, pedestal wash basin, low flush WC, shower cubicle with Aqualisa shower, extractor fan, tiled walls, radiator.

FIRST FLOOR

LANDING

Velux window, inset ceiling lighting, two radiators, loft access point, L-shaped walk-in roof space store with hot water cylinder with immersion heater, storage cupboard with two hot water cylinders.

BEDROOM 1

5.77m x 3.75m max (18'11" x 12'3" max)



Range of fitted bedroom furniture, radiator.

EN SUITE

2.46m x 1.73m (8'0" x 5'8")

White suite with bath and shower over with fitted screen, pedestal wash basin, low flush WC, extractor fan, tiled walls and floor, radiator.

BEDROOM 2

4.54m x 4.31m (14'10" x 14'1")



Inset ceiling lighting, radiator.

EN SUITE

2.21m x 1.58m (7'3" x 5'2")

Shower cubicle with plumbed shower, pedestal wash basin, low flush WC, shaver point, inset ceiling lighting, tiled walls and floor, radiator.

BEDROOM 3

4.79m x 3.58m (15'8" x 11'8")



Inset ceiling lighting, radiator.

EN SUITE

2.17m x 1.58m (7'1" x 5'2")



White suite with bath and shower over with fitted shower screen, pedestal wash basin, low flush WC, inset ceiling lighting, extractor fan, tiled walls and floor, radiator.

BEDROOM 4

4.80m x 3.54m (15'8" x 11'7")



Inset ceiling lighting, radiator.

EN SUITE

2.22m x 1.61m (7'3" x 5'3")

Shower cubicle with plumbed shower, pedestal wash basin, low flush WC, inset ceiling lighting, extractor fan, tiled wall and floor, radiator.

BEDROOM 5

2.66m x 2.60m (8'8" x 8'6")

Inset ceiling lighting, radiator.

OUTSIDE



DOUBLE GARAGE

6.40m x 6.00m (20'11" x 19'8")



Electric up-and-over door, side personnel door, power and light, rear store off.

REAR STORE

5.49m x 1.77m (18'0" x 5'9")

Power and light, shelves, store off.

STORE

3.59m x 3.37m (11'9" x 11'0")

Power and light with integral gun room.

DRIVEWAY AND COURTYARD PARKING



Tree lined driveway leading to car park, garage, retail unit and rear courtyard providing additional parking.

OUTBUILDINGS

SELF CONTAINED RETAIL UNIT

10.15m x 4.89m (33'3" x 16'0")



Hardwood double glazed entrance doors, inset ceiling lighting and fluorescent lighting. Internal door leading into:

WORKSHOP

7.09m x 4.77m (23'3" x 15'7")



Fluorescent lighting, wood effect flooring, two radiators.

KITCHEN

2.40m x 1.55m (7'10" x 5'1")

Fitted kitchen units with laminate work surfaces over, stainless steel sink and drainer with mixer tap, Worcester oil central heating boiler, wood effect flooring, radiator.

WC

2.29m x 1.56m (7'6" x 5'1")

Pedestal wash basin, low flush WC, extractor fan, wood effect flooring, radiator.

STORE ROOM

5.62m x 5.08m (18'5" x 16'7")

With fireplace, power and lighting.

OPEN FRONTED STORE

5.77m x 5.09m (18'11" x 16'8")

Housing central heating and Aga fuel tanks.

OFFICE

5.62m x 2.18m (18'5" x 7'1")



Fitted desks and shelves, wood effect flooring, power and lighting.

LOG STORE

Light.

GARDEN STORE

Light.

COAL HOUSE

Light.

BARBEQUE AREA

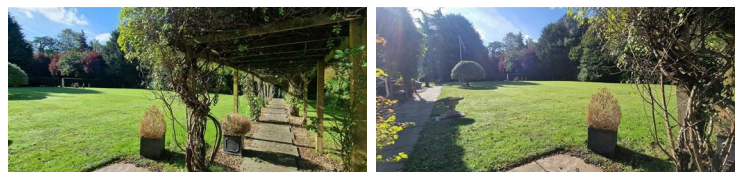
Brick built with feature Rosemary tile roof and weather vane.

GARDENS



Extensive and mainly laid to lawn with mature shrubs, trees and trellised walkway.

GARDENS (2)



SMALL PADDOCK



Small area of amenity grassland.

CAR PARK



SERVICES

Mains water and electricity are connected to the property which has a private drainage system.
Oil fired central heating.

COUNCIL TAX

Council Tax Band G.

TENURE

Freehold.

POSSESSION

Vacant possession on completion.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

IDENTIFICATION

Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or buying a property.

AGENTS NOTE

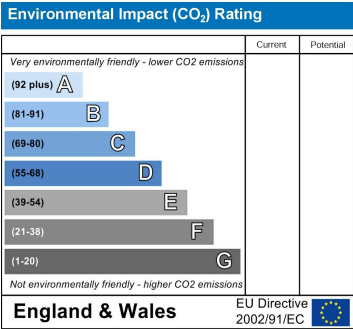
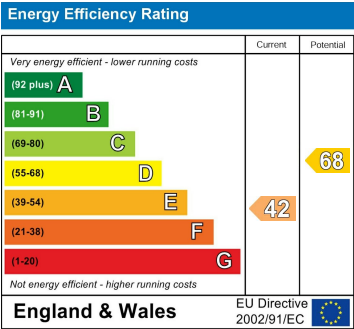
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

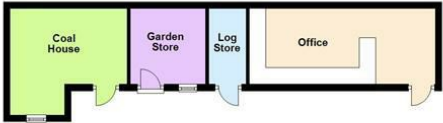
DISCLAIMER

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.



Floor plan

Ground Floor



Total area: approx. 493.2 sq. metres (5308.3 sq. feet)

First Floor



Floor plan

