



Bluebell House, 1 Charlton Court, Woodmansey, HU17 0UL



# WELCOME TO BLUEBELL HOUSE

## A STUNNING MODERN FAMILY HOME IN A PRIVATE GATED DEVELOPMENT



Bluebell House is a beautifully presented, contemporary home designed with family living in mind. Situated in an exclusive gated development in Woodmansey, just outside the historic market town of Beverley, this property offers a perfect blend of modern style, practical features, and generous living spaces. With FIVE DOUBLE BEDROOMS, including a LUXURIOUS PRINCIPAL SUITE, a DOUBLE GARAGE, and a PRIVATE REAR GARDEN, this home is ready to move straight into.

From the Agent's Perspective

Bluebell House is a property that truly stands out.

From the moment you arrive, the generous driveway and detached double garage set the tone for the space and quality on offer.

The house itself is finished to an exceptional standard, with a layout that works brilliantly for modern family life.

The ground floor is all about flexibility and comfort. The OPEN PLAN LIVING AREA, with its FRENCH DOORS to the garden, flows seamlessly into the STYLISH BREAKFAST KITCHEN, which is fitted with HIGH-SPECIFICATION UNITS, a BREAKFAST BAR, and INTEGRATED APPLIANCES.

There's also a separate snug or playroom, perfect for a bit of quiet time or for the kids to have their own space.

The UTILITY ROOM is a practical addition, with its own external door – ideal for muddy boots or paws.







Upstairs, the first floor offers FOUR DOUBLE BEDROOMS, most with FITTED STORAGE, and a SMARTLY APPOINTED FAMILY BATHROOM.

One of the bedrooms also benefits from an EN SUITE SHOWER ROOM.

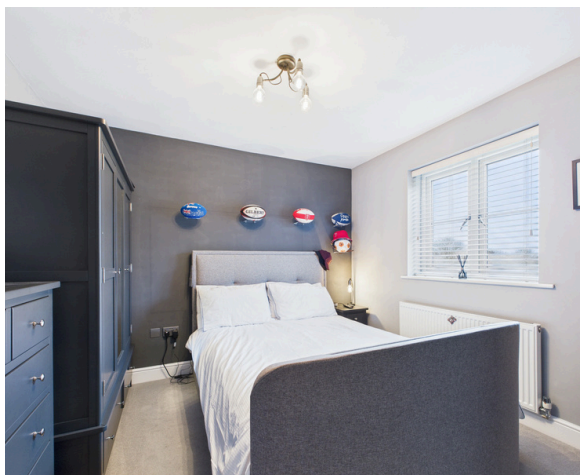
The top floor is a real highlight – the PRINCIPAL SUITE is a private retreat, with a SPACIOUS BEDROOM, a DRESSING ROOM with BUILT-IN WARDROBES, and a MODERN EN SUITE.

The rear garden is a lovely space, offering plenty of privacy with a patio area and lawn, all enclosed within a fenced boundary. It's a great spot for entertaining or simply relaxing with the family.

**\*\*From the Client's/Vendor's Perspective\*\***

We've absolutely loved living at Bluebell House. It's been the perfect home for our family, with plenty of space for everyone to enjoy.

The open-plan layout downstairs has been brilliant for day-to-day life, and the kitchen is a real hub of the home – it's where we spend most of our time.





The bedrooms are all a great size, and having the principal suite on the top floor has been a real luxury – it feels like our own little retreat.

The utility room has been a lifesaver, especially with the kids and the dog, and the garden has been a fantastic space for barbecues and outdoor play.

The location has been ideal too. Being in a gated development gives a real sense of security, and we've loved being so close to Beverley – it's such a lovely town with everything you need.

We're sure the next owners will be just as happy here as we've been.

This is a home that really does tick all the boxes – don't miss out on the opportunity to make it yours!

#### Tenure

The property is freehold.

There is an annual fee of £300 towards the maintenance of footpaths, shared drives and etc.





## 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 E.\*

## 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 & Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

## Valuation/Market Appraisal:

Thinking of selling or struggling to sell your house? More people choose Beercocks in this region than any other agent. Book your free valuation now!

**Important Buyer Information:** To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.



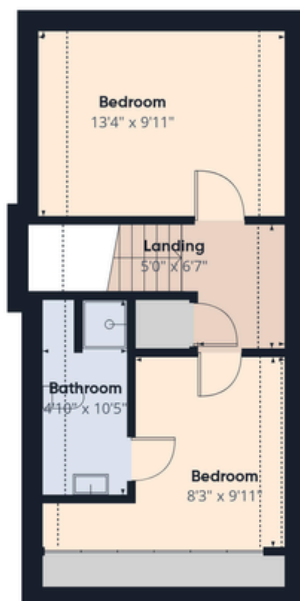




Ground Floor



First Floor



Second Floor



Approximate total area<sup>(1)</sup>

1625 ft<sup>2</sup>

Reduced headroom

71 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

