



Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4



Ground Floor Building 5

Approximate total area<sup>2</sup>  
5133 ft<sup>2</sup>  
476.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS 1945  
3C Standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.  
0184915280

**£650,000**

**Broadview Nurseries,  
Barmston Lane,  
Woodmansey**

**HEATING AND INSULATION**

The property benefits from kerosene central heating and uPVC double glazing.

**SERVICES**

Mains water and electricity are connected. The cooker is LPG and there is a boiler providing central heating and hot water. Drainage is via a cesspit. None of the services or installations have been tested.

**TENURE**

Freehold. Vacant possession upon completion.

**COUNCIL TAX**

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'D' (verbal enquiry only).

**VIEWINGS**

Strictly by appointment with the agent's Beverley office.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	78 C
39-54	E		
21-38	F		
1-20	G		



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**



## Broadview Nurseries, Barmston Lane, Woodmansey, HU17 0TP

An excellent equestrian or smallholding opportunity lying just to the east of Beverley. The property may suit a range of purchasers from owner occupiers with equestrian interests to those interested in running livery, using it as a smallholding or other commercial usages (all subject to necessary permissions). The five bedroom home itself offers over 1900 sq ft of space (including the garage), the various outbuildings offer over 2500 sq ft of space and the whole plot is just short of four acres. The land itself is largely paddock but offers a herringbone drainage system installed by a previous occupier. A multi-faceted property in a very convenient location for Beverley, Hull and access to the A1079. Early viewing is essential.

The house itself is a bungalow style and provides extensive accommodation in its current format. There may be potential to extend into the roof void and some purchasers may wish to amend the internal layout to suit their particular needs. There is a very spacious main bedroom with ample space to create an en suite as well as the four other bedrooms. The spacious living room with wood and coal burning stove is complemented by a large kitchen with a dining island. The large adjacent utility room and separate store may offer potential to extend the kitchen creating an even larger space (subject to necessary permissions). The property benefits from kerosene central heating and uPVC double glazing. There is a driveway leading to an integral garage which has a courtesy door to the internal accommodation. Immediately outside the property is a largely lawned garden with a spacious raised decked area and large ornamental pond. There are two good sized brick built sheds adjacent to the garden area. Also accessible from the garden is a large detached outbuilding with a large space and two smaller rooms within it. A large sliding door from this gives access to a yard area. This yard area is accessible from the garden by gates and from Barmston Lane by further double gates. It also has a gate leading to the paddock areas. Off the yard is a large stable block with 6 stables, a tack room and WC. There is a further large workshop, also accessible via a large sliding door and covered open store, currently used to store wood. There are a further three stables off the paddock and a further separate barn. The land sits to the south and east of the property and is bordered by the Beverley and Barmston Drain on the east side.



A fabulous opportunity to acquire a large residential property with extensive outbuildings and land which could be used in a variety of ways (subject to necessary permissions) and in a very convenient location of East Yorkshire. Early viewing is essential to appreciate all that is available but we do offer a 360 degree tour that may provide an excellent overview in the first instance.

### LOCATION

The property is located off Barmston Lane in the village of Woodmansey which sits just to the east of Beverley. Despite its rural location it is extremely convenient for access to Beverley which provides an extensive range of shops, restaurants, supermarkets and other local amenities. Woodmansey and adjacent Dunswell also have a number of pubs, shops and amenities. Just south of Dunswell over the A1079 you reach the northern limits of the city of Hull and just a little further to the east is the Kingswood retail and entertainment park. The nearby A1079 and A164 provide excellent links to the wider road network.

### ACCOMMODATION

Entrance Hall - a spacious entrance hall with a good size cloaks cupboard.

Living room - a good size living room with two windows to one aspect and a set of French doors giving access to the garden, all ensuring there is lots of natural light. Wood and coal burning stove.

Kitchen - a spacious kitchen with a large central hardwood topped island ideal for dining. Base and wall mounted fitted units with granite works surfaces, space for a range cooker, sink, drainer and window.

Utility Room - window, door to outside, Belfast sink, wall mounted units and plumbing for washing machine.

WC Cloaks - low flush WC and window.

Office/Store Room - A very useful space that may also provide an opportunity to extend the kitchen into this and possibly the utility room as well (subject to necessary permissions).

Main Bedroom - a very large bedroom with windows to two aspects. As the bathroom lies next to this the relevant plumbing is nearby so some purchasers may wish to create an en suite in the ample space this room offers.

Bedroom - with window.

Bedroom - with window.

Bedroom - with window.

Bedroom - with window.

Bathroom - a spacious bathroom with four piece suite including a corner bath, separate shower enclosure, low flush WC and wash hand basin inset into a vanity unit. Extensive tiling, large windows and airing cupboard housing the hot water cylinder.

### OUTSIDE

Driveway & Parking - there is a driveway providing off street parking and an oil tank is located adjacent to this. The driveway leads to an integral garage with an up-and-over electric door which also has a courtesy door to the internal accommodation.

Garden - Immediately outside the property is a largely lawned garden with a spacious raised decked area, large ornamental pond and BBQ. This can be accessed via the main entrance door, the French doors in the living room, the door from the utility room as well as a gate from the driveway area. There are two good-sized brick outbuildings adjacent to the garden area.

Outbuildings - Also accessible from the garden is a large detached outbuilding with a large space and two smaller rooms within it. There is power and light installed and a number of windows. A large sliding door from this gives access to a yard area. This yard area is accessible from the garden by gates from Barmston Lane and by further double gates from the paddock. Off the yard is a large stable block with 6 stables, a tack room and WC with a Belfast sink. There is a further large workshop, also accessible via a large sliding door. This workshop gives access to a further lean-to building to the rear. There is also an open covered store off the yard which is currently used to store wood. There are a further three stables off the paddock located behind the main stable block and a further separate barn within the paddock which has been used to provide access shelter for horses turned out to graze. In addition, there is a total of nine sheds.

Land - The land (almost 4 acres in total) sits to the south and east of the property and is bordered by the Beverley and Barmston Drain on the east side. We are informed by the current owner that a previous owner installed a herringbone drainage system to the paddock.