Quick & Clarke
PROPERTY SPECIALISTS

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Church Beck House Millergate, North Newbald YO43 4RU

£799,950

Beverley | Cottingham | Hornsea | Willerby

- Stunning family home; Extremely warm and welcoming
- Incredible open plan kitchen/day room; 3-oven Aga
- 2 further reception rooms
- 4 double bedrooms - 2 with en-suite bathroom
- Wonderful Southerly facing garden
- Panoramic countryside views to the rear
- Private gravelled approach with gated access
- Picturesque Wolds village location
- Air source heat pump
- EPC Rating: B Council Tax Band: F

A wonderfully warm and welcoming modern property constructed in 2012 by the highly regarded local developer Jonathan Walker, located within the heart of this most picturesque Wolds village and nestled within a Dale. Benefitting from a beautifully presented Southerly facing garden with expansive views overlooking the rising Dale to the rear.

Church Beck House extends to in excess of 2,500 square feet over two floors and features the most incredible open plan kitchen/day room with 3-oven Aga and a garden room, also having a further spacious reception room, large study, utility and cloakroom at ground floor level. Sealed unit double glazing is installed throughout.

The four double bedrooms are all extremely well-proportioned, two of which have en-suite facilities, along with a delightful family bathroom and complemented by the first floor galleried landing. An air source heat pump provides underfloor heating at ground and first floors and domestic hot water. Additionally, there is a solar panel installation.

The property is approached via a private gravelled driveway with gated access to car parking and double garage, whilst to the rear of the house is a raised terrace overlooking the beautifully presented gardens which meander down to the running Church Beck, from which the house takes its name, and adjoins open countryside with panoramic views. The plot extends to around one quarter of an acre. It is rare that a property of this quality is available on the open market and viewers will not be disappointed at the beautiful quality and outstanding presentation of this home.

LOCATION
North Newbald is situated at the foot of the Yorkshire Wolds and is a well-regarded residential village centred on an expansive village green with local facilities including a fine Norman church, a village hall, two public houses and a primary school. The village is well placed for access to the small market town of Market Weighton with shops, a library and Tesco some 4 miles distant, Beverley 9 miles, Hull 12 miles and York 24 miles. There is also ease of access onto the A63/M62 and national motorway network beyond.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
11'9" x 9' (3.58m x 2.74m)
Timber effect Amtico flooring. Feature return staircase to first floor, ceiling cornice, down lighters and understairs storage cupboard.

LIVING ROOM
21'4" x 17'7" (6.50m x 5.36m)
Feature fireplace with log burner standing on a stone hearth and having cast iron inner plating, timber effect Amtico flooring, ceiling cornice, sealed unit double glazed French doors to raised terraced seating area and down lighters.

STUDY
13' x 10'6" (3.96m x 3.20m)
Fitted desk and shelving, ceiling cornice and down lighters.

KITCHEN/DAY ROOM
32' x 21'2" maximum (9.75m x 6.45m maximum)
(43'6" length when combined with the Garden Room)

Quite simply a stunning room forming the heart of this quality residence, offering an extensive range of handmade timber units with polished granite work surfaces along with matching centre island having second integral sink. There is also a 3-oven Aga along with 2-oven Aga Mate as well as integrated dishwasher and plumbing for fridge. Sealed unit double glazed windows to three sides bring light and a spacious feel to this room which also has ceiling cornicing, built-in dresser/storage cupboard, down lighters and ceiling mounted speakers, timber effect Amtico flooring and open to:

GARDEN ROOM
11'6" x 10' (3.51m x 3.05m)
Featuring stunning views over the garden and Dale to the rear with bi-fold doors to the terrace seating area and timber effect Amtico flooring.

UTILITY ROOM
16' x 8'4" (4.88m x 2.54m)
Fitted base unit with Belfast sink and hardwood work surface, cloaks/storage unit, plumbing for automatic washing machine, Travertine tiled floor, doors to outside and garage.

CLOAKROOM
Low level w.c., pedestal wash basin, Travertine tiled floor and down lighters.

FIRST FLOOR

GALLERIED LANDING
15'2" x 9'6" (4.62m x 2.90m)
Loft access and central chandelier.

BEDROOM 1
14' x 11'6" (4.27m x 3.51m)
Down lighters.

EN-SUITE/DRESSNG AREA
10'6" x 8'5" (3.20m x 2.57m)

DRESSING AREA
Fitted wardrobes and built-in cupboard housing hot water cylinder with electric immersion heater.

EN-SUITE BATHROOM
Panelled bath with monsoon shower over and tiled surround, pedestal wash basin and low level w.c., vanity unit with cupboard below and quartz top, half panelled walls, tiled floor and electric chrome towel radiator.

BEDROOM 2
16'2" x 11'10" (4.93m x 3.61m)
Fitted wardrobe, ceiling cornice and down lighters.

EN-SUITE
Shower in corner cubicle, pedestal wash basin, low level w.c., tiled floor and walls and electric chrome towel radiator.

BEDROOM 3
11' x 13'10" (3.35m x 4.22m)
Ceiling cornice and down lighters.

BEDROOM 4
11'8" x 12'8" (3.56m x 3.86m)
Fitted wardrobes, ceiling cornice and down lighters.

VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

FAMILY BATHROOM
10''6" x 6'6" (3.05m'1.83m x 1.98m)
Contemporary freestanding slipper bath and separate shower in oversize cubicle along with low level w.c. and pedestal wash basin, tiled floor and shower surround with half panelled walls, ceiling cornice, down lighters and electric chrome towel radiator.

OUTSIDE
The property is approached via a gravelled driveway which is part of the freehold of this property with gated access to a generous parking area along with stone paving providing a seating area to the front.

Directly to the rear of the property is a wonderful raised stone terrace which overlooks the very good size lawned garden with mature trees and planting beds, which itself meanders down to a lovely spring fed Beck and benefits from stunning panoramic views over the Dale to the rear.

There is also a good size hexagonal timber summerhouse with further stone seating circle. To the side of the house is an open timber store with slate roof.

DOUBLE GARAGE
17'9" x 17'8" (5.41m x 5.38m)
The property benefits from an attached double garage with electric remote control up-and-over door, personal access door to the utility room and also with light and power laid on.

There is external wiring for the driveway gates to be electrified.

SERVICES
All mains services are available or connected to the property.

HEATING
An air source heat pump provides underfloor heating at ground and first floors and domestic hot water.

DOUBLE GLAZING
The property benefits from sealed unit double glazing.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

AGENT'S NOTE
In accordance with the 1979 Estate Agents Act, we would confirm that the vendor of this property is an employee/related to a member of staff of Quick & Clarke.

GROUND FLOOR

1ST FLOOR

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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