



BEVERLEY HOUSE



## A REFINED COUNTRY SETTING

Positioned within the heart of the highly regarded village of Scarrington, Beverley House is a home shaped by time, character and thoughtful evolution.

With records of a dwelling on this site dating back to the 1750s, the home has been carefully extended through the mid-1800s and again in the early 1990s, resulting in a property that feels both rich in heritage and entirely suited to modern living.

Set within a recently landscaped garden, the approach is both considered and welcoming. A gently defined pathway leads you through the frontage towards the front door, offering a moment to appreciate the setting before stepping inside.

There is a quiet individuality to Beverley House that reflects the village itself. In Scarrington, no two homes are the same, and this is a place where character is celebrated. Beverley House sits comfortably within this setting, offering something distinct yet entirely in keeping with its surroundings.





## A HOME OF QUIET DISTINCTION

From the very first moment, there is a sense of calm and authenticity. This is a home that has grown over time, thoughtfully adapted and carefully maintained, creating a lifestyle that blends heritage with everyday comfort.





## STEP INSIDE

As you enter, your eye is drawn to the original staircase, where warm timber and soft carpeting introduce a quiet sense of heritage, complemented by intricately patterned tiled flooring underfoot that brings texture and gentle character. To one side, a cloakroom sits neatly behind a solid timber door, its bold botanical wallpaper and darker panelling creating a more intimate, design-led contrast.





## A ROOM TO UNWIND

The lounge is a beautifully proportioned room, where classic Georgian influences meet everyday comfort. High ceilings enhance the sense of space, whilst natural light pours in through the east-facing bay window, creating a calm and uplifting atmosphere, particularly in the morning hours.

At its heart, a multi-fuel log burner sits within a striking stone fireplace, forming a natural focal point and bringing warmth and character to the room. It is easy to imagine evenings spent here with the fire lit, the space softly illuminated and inviting. The bay window creates a wonderful spot to pause, with views across the garden offering a peaceful backdrop for a morning coffee or a quiet moment with a book.





## EFFORTLESS LIVING

To the side, a further window frames a particularly special outlook towards the church opposite, adding to the sense of connection with the village setting. Finished with double-glazed sash timber-framed windows that retain the home's traditional charm, this is a room that feels both elegant and effortlessly liveable, equally suited to quiet evenings or relaxed gatherings.

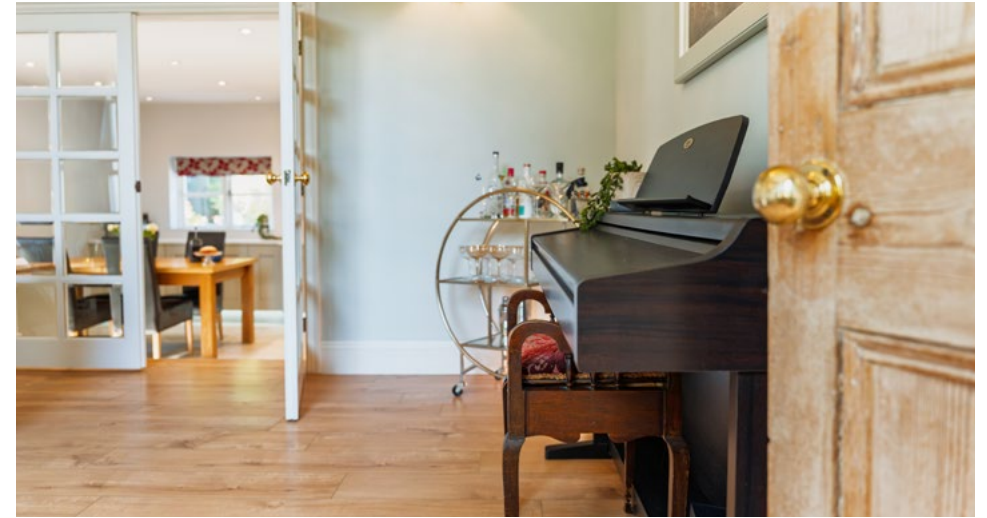




## MADE FOR GATHERING

Situated just off the entrance hall, the family room is another beautifully proportioned space, where high ceilings and generous dimensions create an immediate sense of openness and flexibility.

It's a room that naturally lends itself to entertaining, often becoming the heart of the home when family and friends gather. Large sash windows draw in light overlooking the front garden, bringing a bright and welcoming feel, whilst underfoot, a durable wood-effect laminate provides a practical foundation, well suited to the rhythm of daily living.





## SPACE, LIGHT & QUIET VERSATILITY

There is a natural flow to this room that enhances the way it is lived in. Glazed doors open directly into the kitchen, allowing the spaces to connect seamlessly when entertaining, whilst a separate door leads through to the rear corridor, giving access to the study and an additional snug.

Versatile by design, this space also offers the potential to serve as a more formal dining room, should you wish to create a dedicated setting for hosting and special occasions.

The family room adapts effortlessly, equally suited to larger gatherings or more relaxed everyday use, maintaining a sense of character and continuity with the rest of the home.





## COOK & CONNECT

Thoughtfully designed and beautifully executed, the kitchen at Beverley House has been bespoke crafted by local designer Steve Hills of Langar, resulting in a space that feels entirely in keeping with the character and heritage of the home.

Solid oak cabinetry and doors bring warmth and authenticity, complemented by a considered mix of quartz and solid oak worktops that balance durability with natural texture.





## THE HEART OF THE HOME

Subtle lighting is carefully integrated throughout, with plinth and under-cabinet illumination bringing both practicality and a gentle sense of atmosphere. There is ample space for a dining table, allowing the room to serve as a natural hub for everyday meals and relaxed gatherings.

A full range of integrated appliances includes Bosch steam and conventional ovens, a microwave, larder fridge, under counter freezer, dishwasher and wine fridge, alongside an induction hob with extractor above, all seamlessly incorporated within the design.

At the sink, views extend across the private rear garden, creating a calm connection to the outdoors, whilst underfloor heating beneath ceramic Porcelanosa tiling ensures year-round comfort.

A well-appointed utility room sits just beyond, providing additional storage and plumbing for laundry, along with a secondary entrance to the garden and direct access back to the rear corridor, connecting to the study and snug.





## SPACES THAT ADAPT

Just off the rear corridor, the study offers a calm and considered space, perfectly suited for working from home. Tucked away from the busier areas of the house, it provides a sense of separation that allows for focus and productivity, whilst still feeling connected to the overall flow of the home. This is a versatile room, equally suited to use as a home office, reading room or hobby space, adapting easily to the needs of modern living.

Also accessed from the rear corridor, the snug is a wonderfully inviting space, offering a more intimate setting within the home. With its own access from the front garden, it brings a lovely sense of independence and flexibility.

This space evolves beautifully with the seasons, becoming a cosy retreat in winter and a calm place year-round to enjoy views towards the church and across the garden. Whether used as a second sitting room, peaceful escape or private guest space, the snug adds warmth and versatility to Beverley House.





## THE PRINCIPAL SUITE

Upstairs and to the left of the landing, the principal suite reveals itself as a beautifully arranged and characterful space. A bay window mirrors that of the lounge below, drawing in natural light and creating a sense of symmetry within the home, whilst a side window frames views towards St John of Beverley Church, reinforcing that connection to the village setting.





## A RETREAT OF SPACE & LIGHT

A feature wall, finished in Graham and Brown wallpaper, adds depth and personality, giving the room a refined yet comfortable feel, perfectly suited to both rest and relaxation. From here, a gentle step down leads into the en-suite shower room, thoughtfully designed with a walk-in shower, WC, pedestal wash basin and towel radiator.

Fitted storage ensures practicality, and a large frosted window allows natural light to filter through, maintaining both brightness and privacy. Beyond, the suite continues into a generous dressing room, currently fitted with wardrobes and enhanced by three large windows that flood the space with light.

This is a room of real versatility, equally suited as a dedicated dressing area, a nursery for a growing family, or an additional home office, offering flexibility as needs evolve over time. Together, these spaces create a principal suite that feels both indulgent and adaptable, a true retreat within the home.





## ENDLESS POSSIBILITIES

Located at the rear elevation and accessed from the rear half landing, bedroom two offers a peaceful and private setting within the home. Well proportioned, there is ample space for king sized furniture, alongside fitted storage that has been thoughtfully integrated to maximise practicality without compromising the feel of the room.

A reclaimed vintage light fitting hangs above the bed, adding a touch of character and individuality, subtly echoing the heritage of the house. Beyond its current use, this room also presents an exciting opportunity for the future.

There is scope to expand into the substantial loft space above, already fitted with Velux windows, which could be accessed directly from this bedroom. Whether as a suite, workspace or an additional accommodation, it is a consideration that offers flexibility and long-term potential.





## A NATURAL SENSE OF FLOW

Positioned on the front elevation, bedroom three is a bright and well-proportioned room, centred around a large sash window that draws in natural light and offers a pleasant outlook over the front of the property.

There is ample space for both freestanding or fitted storage, allowing the room to be tailored to suit a variety of needs, whilst an airing cupboard adds a practical element for everyday living.

Well placed within the layout, this room enjoys direct access to the main first floor landing and links conveniently through to bedroom four, creating a flexible arrangement that could work particularly well for family living or as a suite of connected rooms if desired.





## REST & REVIVE

Accessed via a few gentle steps from the rear landing, bedroom four is a light-filled and versatile space, enhanced by dual aspect windows overlooking the front garden and extending towards the surrounding countryside. Currently arranged as a home gym, it adapts easily as a guest bedroom or more private retreat, with its elevated position lending a natural sense of openness and calm. Direct access to the family bathroom further enhances its practicality.

Beautifully appointed, the bathroom combines bespoke cabinetry with quartz worktops to create a refined and cohesive finish, complemented by underfloor heating for everyday comfort.

A centrally positioned bath enjoys views towards St John of Beverley Church, offering a quiet moment of pause, whilst a rainfall walk-in shower with Aqualisa controls provides a more contemporary alternative. A vanity wash basin and additional towel radiator complete the space, with dual aspect windows allowing natural light to move freely throughout.





## DESIGNED FOR EVERY SEASON

The outside space at Beverley House has been thoughtfully landscaped to create a setting that can be enjoyed throughout the year, balancing practicality with moments of colour, texture and calm.

To the front, a York stone patio provides a welcoming space to sit and enjoy the surroundings, complemented by a neatly integrated bin store that has been carefully considered within the design. Above the single storey snug, a mature wisteria climbs gracefully, bringing seasonal colour and a gentle fragrance that enhances the character of the garden.

The side of the house, offers convenient parking alongside an Andersen EV charger, supporting modern day living, whilst a garage with power and lighting provides additional storage or workshop potential.

Overall, the outdoor space feels both manageable and well curated, offering areas to relax, entertain and enjoy the changing seasons, all within a setting that complements the heritage and charm of the home.



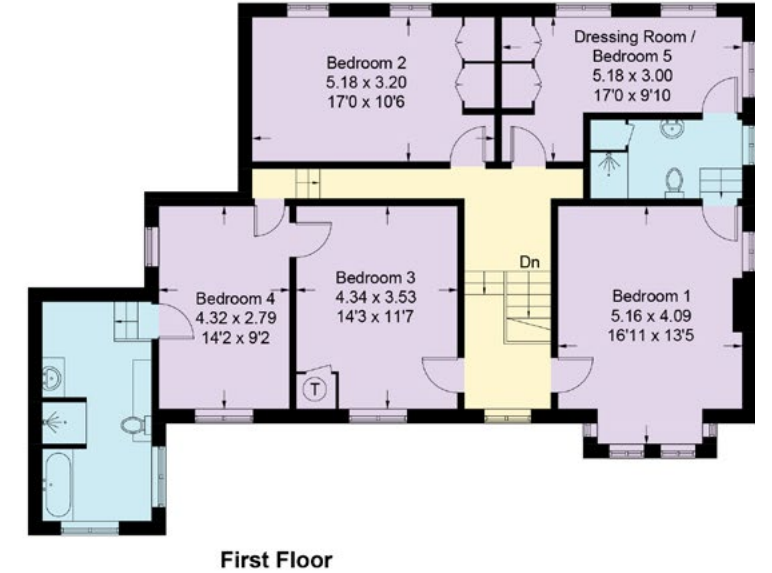


## VILLAGE LIVING WITH CONNECTION

Scarrington is a village that quietly celebrates individuality, where no two homes are alike and a strong sense of character runs throughout. Surrounded by open countryside, it offers a peaceful rural setting, with walking routes unfolding directly from the doorstep.

A particular highlight is the network of public footpaths linking the village to neighbouring communities, including a scenic walk of around 15 minutes to Car Colston, where The Royal Oak provides a welcoming setting for relaxed dining or an evening drink, all without the need to drive.

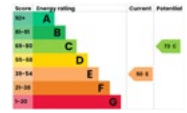
For families, the area is well served by schooling options, with the highly regarded Toothill School within easy reach, and a convenient school bus collection point located on the village's main street. Nearby, the market town of Bingham offers a wide range of amenities, independent shops, cafés and restaurants, while excellent road links connect to Nottingham, Newark and beyond. For those travelling further afield, Grantham station is around a 20-minute drive, offering direct rail services to London in approximately an hour. It is a location that balances countryside calm with everyday and wider connectivity.



## FLOOR PLAN

Approximate Gross Internal Area = 220.7 sq m / 2376 sq ft.

Illustration for identification purposes only. Measurements are approximate. Not to scale.



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