



Seven Oaks Routh, Beverley, HU17 9SL

Welcome to

Seven Oaks Routh, Beverley

An individually designed and extensively enlarged rural residence extending to approximately 3,800 sq ft, featuring five reception rooms, master suite, self-contained two-bedroom annex, generous gardens, double garage and excellent road links to Beverley, Hull and York.





Ground Floor



First Floor



Outbuilding

Total floor area 457.3 m² (4,922 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Description

This stunning residence of individual design offers an exceptional opportunity to acquire a substantial and highly versatile home set within an attractive rural location, enjoying open aspects across adjoining farmland. Extensively enlarged and enhanced over recent years, the main residence now provides beautifully proportioned living accommodation extending to approximately 3,800 sq ft, perfectly suited to modern family life.

The property is approached via a generous driveway providing parking for numerous vehicles, with additional access and parking for the annex. A double brick garage and a range of useful outbuildings, including a superb workshop/store, further enhance the practicality of this impressive home.

The main residence offers an abundance of living space, featuring five reception rooms including a study and a magnificent games/snooker room, ideal for entertaining. The well-appointed kitchen sits at the heart of the home, complemented by three ground floor bedrooms and a family bathroom. To the first floor, the superb master suite provides a private retreat, comprising a spacious bedroom, dressing room and en suite bathroom.

A particularly attractive feature of the property is the separate self-contained annex, offering excellent potential for extended family accommodation or a possible holiday let (subject to any necessary consents). The annex includes its own entrance hall, lounge, kitchen, bathroom and two bedrooms, and benefits from its own defined garden area.

Externally, the property stands within fully enclosed gardens of good proportions, thoughtfully arranged to provide separate sections for both the main residence and the annex, creating privacy and flexibility of use.

Despite its rural setting, the property enjoys excellent road connections to Beverley, Hull, York and the East Coast resorts, making it ideally placed for commuting whilst retaining the charm of countryside living.

An outstanding and highly adaptable home offering space, versatility and superb rural views.

Entrance Hall

Cloakroom /WC

Lounge

Kitchen

Garden Room

Sitting Room

Study

Utility Room

Games/Snooker Room

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

First Floor

Sitting Room/Dressing Room

Master Bedroom

En Suite Bathroom

Separate Annex

Entrance Hall

Lounge

Kitchen

Bedroom One

Bedroom Two

Bathroom

Outside

The property enjoys wrap around gardens to all sides which also include a separate area providing seclusion for the annex area. To the front of the property is an extensive driveway providing parking for several vehicles and access to parking for the annex. To the rear and side of the property is a mainly lawned garden with mature trees and fencing. The gardens also adjoin arable farmland giving super open aspects.

Double Garage

Set to the side of the property is a detached brick constructed double garage with electrically operated up and over door and light and power.

Outbuildings

Within the rear garden is a superb Workshop/Store ideal for a variety of uses. In the agents opinion the workshop could be used for a store for self employed trades persons or possible conversion for a studio or office suite. To the rear of the workshop is very useful garden store.

Agents Note

Please note: Services to the property are oil & cesspit sewage system. Please contact the branch for further information.

Welcome to

Seven Oaks Routh, Beverley

- Stunning individually designed residence extending to approx. 3,800 sq ft
- Separate self-contained two-bedroom annex ideal for extended family or holiday let
- Five reception rooms including study and impressive games/snooker room
- Fully enclosed gardens, ample parking, double brick garage and workshop
- Rural setting with open farmland views and excellent road connections

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£650,000

Directions to this property:

See map below for directions. For more information please contact the branch on 01482 880488



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107526



Property Ref:
BEV107526 - 0005

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