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# THE DOVECOTE

CLAY LANE, BRIGHTON  
YO8 6DH



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# THE DOVECOTE, CLAY LANE, BREIGHTON YO8 6DH



## A Home With 350 Years of Story

Originally constructed in the late 1600s, this dovecote dates back to a period when such buildings were a mark of status and estate prosperity. Dovecotes were traditionally used to house pigeons for meat and eggs - effectively the "larders" of their time - and were typically found only on established landholdings.

This was an era shaped by the rebuilding of England following the Civil War, during the reign of Charles II. By the early 1700s, Yorkshire's coaching routes connected nearby York - a city steeped in Georgian history - where the infamous highwayman Dick Turpin was tried and executed in 1739.

Brighton, positioned close to the River Derwent, has long been linked to historic ferry crossings and agricultural trade routes that shaped the region's development.

Today, this remarkable conversion stands as a testament to that heritage - retaining original architectural features while offering the comfort and practicality expected of a modern home.

Owning this property means becoming the next custodian of a building that has quietly witnessed over three centuries of Yorkshire history.

- Exceptional 17th-Century Dovecote Conversion (Circa 350 Years Old)
- Three Bedroom Detached Character Home
- Stunning Vaulted Principal Bedroom with Exposed Timbers & En-Suite
- Magnificent Inglenook Fireplace with Log Burner
- Exposed Beams, Solid Oak Doors & Period Architectural Features
- Character Kitchen with Range Cooker & Informal Dining Area
- Separate Dining Room with French Doors to Garden
- Free-standing Claw-Foot Bath in Family Bathroom
- Versatile Games / Entertainment Room with Bar Area
- Private Garden, Patio Seating & Detached Garage



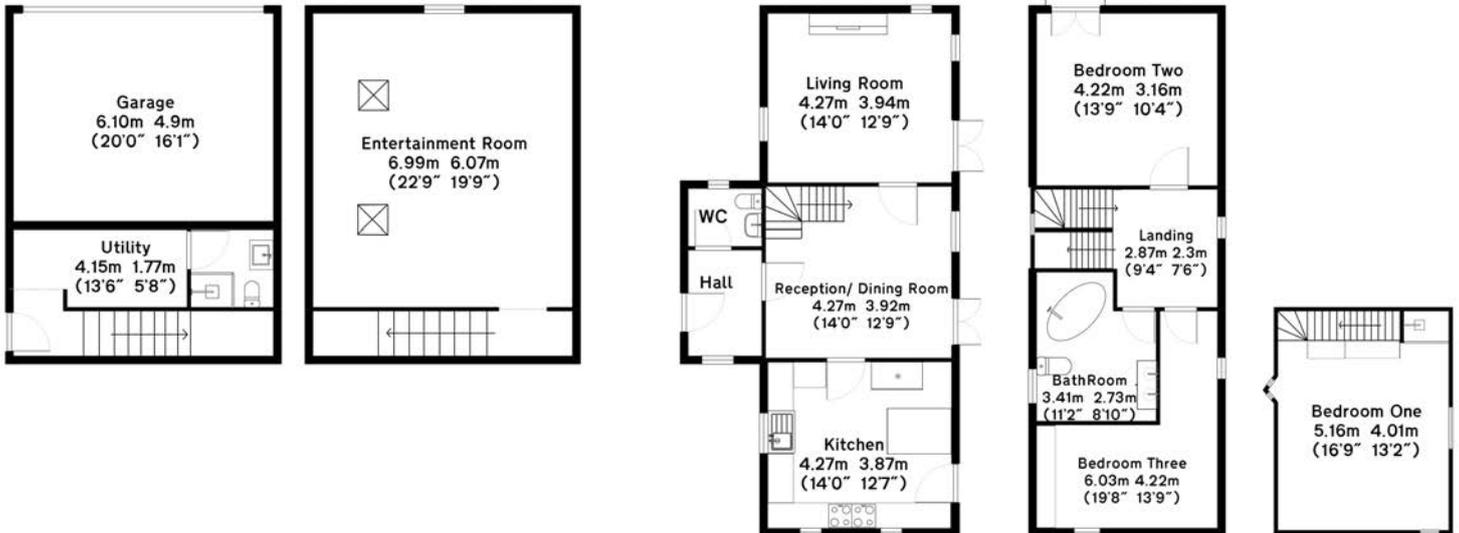








**TOTAL FLOOR AREA**  
**Exc Garage**  
**166.85 sq.m.**  
**(1796 sq.ft.) approx.**



# Full Description

A rare opportunity to own a beautifully converted 17th-century dovecote - a home where 350 years of Yorkshire history meets exceptional modern lifestyle space.

From the moment you enter, the character is undeniable. Exposed beams stretch across ceilings, original solid oak doors remain proudly in place, and thick whitewashed brick walls remind you this building has stood the test of time.

The heart of the home is the living room, centred around a striking inglenook fireplace with inset log burner - a true focal point and the perfect setting for winter evenings. The proportions feel warm and intimate, yet spacious enough for modern family living.

The kitchen blends country charm with practicality. Solid worktops, traditional cabinetry and a statement range cooker create a space that feels authentic yet fully functional. There is also an informal dining area ideal for relaxed breakfasts or evening wine.

A separate dining room offers a more formal entertaining space, complete with exposed beams and French doors opening onto the garden - seamlessly connecting indoor and outdoor living.

Upstairs, the principal bedroom is simply stunning. A vaulted ceiling with exposed radial timbers creates architectural drama rarely found in homes of this age. The room feels light, open and calm - a true retreat - and benefits from a contemporary shower room.

Additional bedrooms are well-proportioned and characterful, while the bathroom continues the heritage theme with a free-standing claw-foot bath - perfectly in keeping with the property's era.

Above the detached double garage, currently configured as a dedicated entertainment and leisure space, this incredible room offers versatility rarely found in period homes. With a fitted bar area, pool table, media space and roof-lights flooding the room with natural light, it is ideal as a games room, cinema space, teenage retreat, home office suite or even yoga studio, there is also a fitted shower-room and utility area for added flexibility.

Externally, the property enjoys a private walled garden with patio seating - ideal for summer entertaining, EV charger and the property also benefits from oil central heating.

This is not simply a character period property, It's a historic home that has evolved beautifully to suit modern living. Could you be its next chapter?

## PUBLIC TRANSPORT



NUMBER 358



Wressle 2.7 km

Howden 5.6 km (Direct Link to London)

Selby 9.2 km (Direct Link to London)

## SCHOOLS



Bubwith Community Primary School 2.3 km

North Duffield Community Primary 4.0 km

Hemingbrough Community Primary 4.8 km

Howden School (Secondary) 6.9 km

Barlby High School (Secondary) 7.6 km

## MAJOR ROADS



A63 (3.00miles)

A19 (7.00 miles)

M62 (7.25 miles)

TENURE TYPE: **FREEHOLD**

HEATING: Oil

COUNCIL TAX BAND: **C**

EPC: **F**

LOCAL AUTHORITY:

**East Riding Of Yorkshire**



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# #Imoved **With** Simon

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