



**The Shires Main Street, Beeford, Driffield, YO25 8AY**

Welcome to

## The Shires Main Street, Beeford, Driffield

An individually designed 4-bedroom detached barn conversion style home beautifully presented with luxury upgrades, stunning south-facing gardens, open countryside views, a superb entertainment suite, and a sought-after non-estate village setting.

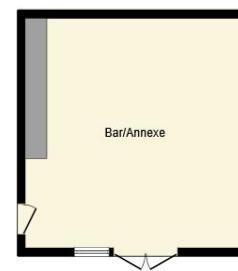




**Ground Floor**



**First Floor**



**Outbuilding**

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.focalagent.com](http://www.focalagent.com)

### Reception Hallway

16' 4" x 13' 7" ( 4.98m x 4.14m )

### Vestibule

### Cloakroom/WC

### Rear Entrance Hall

### Lounge

32' 9" x 17' 7" ( 9.98m x 5.36m )

### Dining Room

15' 7" x 14' 8" ( 4.75m x 4.47m )

### Breakfast Kitchen

24' 7" x 18' 4" ( 7.49m x 5.59m )

### Utility Room

10' 2" x 8' 10" ( 3.10m x 2.69m )

### Utility Room 2

9' 4" x 7' 6" ( 2.84m x 2.29m )

### Snug/Office

8' 10" x 8' 6" ( 2.69m x 2.59m )

### Galleried Landing

### Master Bedroom

21' 1" x 18' 5" ( 6.43m x 5.61m )

### Jack & Jill En Suite Bathroom

### Bedroom Two

15' 7" x 14' 9" ( 4.75m x 4.50m )

### Bedroom Three

15' 9" x 11' 4" ( 4.80m x 3.45m )

### Bedroom Four

9' 7" x 7' 10" ( 2.92m x 2.39m )

### House Bathroom

### Mezzanine Gallery

### Outside

The house enjoys a private south facing rear garden area with extensive gravelled parking for numerous vehicles. This area can be accessed via substantial electrically operated sliding gates to the side elevation of the house or alternatively directly through the integral garage. There is also an impressive decked seating area and raised flower and shrub borders.

### Garaging

18' 4" x 10' ( 5.59m x 3.05m )

The integral garage has access directly from Main Street and has light and power provided, further double rear access doors and off is a useful store/workshop.

### Bar/Annexe

19' 9" x 19' 3" ( 6.02m x 5.87m )

Set to the rear elevation of the garden is a self contained entertainment suite equipped to impress both family and friends. Access through glazed double doors from the decking area the suite has bespoke bar with refrigeration space and numerous optics. There are twin electric heating panels in addition to the feature corner wood burner. Built in electric ventilation fan.

### Agents Note

There is a lane/gravelled driveway to the side of the property which provides vehicle access to the Shires only. There is a footpath over this lane leading to the agricultural farmland at the rear. The vehicle access has a prescriptive right of way. Please contact the agents for further information if required.

## Welcome to

### The Shires Main Street, Beeford, Driffield

- Individually designed detached home built in 2000 to a barn conversion style
- Beautifully presented versatile living space with four reception rooms
- Luxury recently updated kitchen, bathroom fittings, and built-in bedroom furniture
- Superb entertainment suite with bar, plus south-facing gardens overlooking open farmland
- Prime non-estate village location with excellent access to Beverley, Hull, and the east coast

Tenure: Freehold EPC Rating: C

Council Tax Band: G

Offers in the region of

**£690,000**



**view this property online** [williamhbrown.co.uk/Property/BEV107281](http://williamhbrown.co.uk/Property/BEV107281)

### 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



Property Ref:  
BEV107281 - 0008

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**01482 880488**



[Beverley@williamhbrown.co.uk](mailto:Beverley@williamhbrown.co.uk)



5A North Bar Within, BEVERLEY, East Yorkshire,  
HU17 8AP



[williamhbrown.co.uk](http://williamhbrown.co.uk)