








Quick & Clarke
PROPERTY SPECIALISTS

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Wheeldale Lodge Carr Lane, Beverley HU17 0SH

£514,000

Beverley | Cottingham | Hornsea | Willerby

- Four bedrooms - three 1st fl, one ground fl
- Large established south facing garden
- Potential for further building plot with seperate access
- Highly regarded village
- Convenient for Beverley (1.6 miles)
- Additional access to first floor by lift
- Feature AGA in kitchen
- Well presented throughout
- EPC Rating: E
- Council Tax Band: E

Offering immense potential and occupying a generous plot of around 0.6 acres, this beautifully presented home provides versatile accommodation. The layout includes three bedrooms on the first floor, complemented by a further bedroom and bathroom on the ground floor. Three reception rooms offer ample living space, alongside a modern fitted kitchen featuring a characterful AGA. Situated in the sought-after village of Weel, a mere 1.6 miles from Beverley, residents will appreciate the tranquil rural feel. We are reliable informed by the Vendor that there is transport service to the local schools available A significant bonus is the potential for a building plot at the rear of the garden, accessible separately from Weel Road.

LOCATION

The property is located on the corner of Weel Road and Carr Lane on the eastern side of this small and often overlooked village. Lying only 1.6 miles from Beverley town centre, the property is highly regarded by its residents not only due to its proximity to Beverley but also for the fact that it has a fabulous rural feel.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH
6'0" x 3'0" (1.83m x 0.91m)
With uPVC front door with ornate glass panel. Quarry tiled floor.

ENTRANCE HALL
10'10" x 10'4" (3.30m x 3.15m)
Accessed through a uPVC glass panelled door from the entrance porch and stairs to the first floor accommodation.

LOUNGE
14'11" x 11'10" (4.55m x 3.61m)
Situated to the rear of the property and offering fabulous views to the south and over the garden, open plan to dining room and patio doors.

DINING ROOM
16'8" x 10'10" (5.08m x 3.30m)
Beautiful light and bright triple aspect room with patio door opening onto the rear garden.

KITCHEN
11'10" x 11'9" (3.61m x 3.58m)
Offering a generous range of modern wall and base storage units with beech fronts and laminate work surfaces and ceramic tiled splashbacks. One and a half bowl composite sink and drainer. The focal point of the kitchen is an attractive oil fired white AGA with extractor over, further separate oven with electric hob. Window to the front elevation and uPVC glass panelled door providing access to the rear garden. Space and plumbing for fridge and dishwasher.

BREAKFAST ROOM
11'0" x 10'9" (3.35m x 3.28m)
South facing with french doors to the rear and further window to side aspect. Porcelain tiled floor.

UTILITY
7'7" x 6'5" (2.31m x 1.96m)
Positioned to the side of the property with uPVC glass panelled door and windows to three aspects. Floor mounted oil boiler. Space and plumbing for washing machine. Porcelain tiled floor.

W.C.
With low level w.c. and window.

BEDROOM 4 / STUDY
10'10" x 8'4" (3.30m x 2.54m)
Windows to side aspect.

BATHROOM
10'10" x 5'4" (3.30m x 1.63m)
With three piece sanitary suite comprising panelled bath with shower attachment over and glass screen. Pedestal hand wash basin and w.c.

FIRST FLOOR

LANDING
Windows to both front and side aspects. Access to the first floor level of the lift.

BEDROOM 1
13'9" x 10'10" (4.19m x 3.30m)
With fitted wardrobe with sliding mirrored fronts and further built-in cupboard. Window to rear elevation.

BEDROOM 2
12'8" x 10'9" (3.86m x 3.28m)
With modern wardrobes with sliding fronts. Window to rear elevation.

BEDROOM 3
13'1" x 9'9" (3.99m x 2.97m)
Built-in wardrobes and window to front elevation.

BATHROOM
Recently fitted with a three piece sanitary suite comprising back to the unit w.c., wall hung vanity hand wash basin and corner shower enclosure. Window to front elevation.

OUTSIDE
The property is approached from Carr Lane over a concrete drive which leads up to the front of the property and provides ample parking for a number of vehicles. To one side is a double garage.

The front garden is largely laid to lawn with a high hedged boundary which provides the front of the property with a good level of privacy.

A very generous sized rear garden which has an ideal southerly aspect. Largely laid to lawn there is a patio area adjacent to the rear of the house and within the garden there are a number of mature fruit trees. Large brick store to one side of the property and a greenhouse. Within the garden is a substantial west facing Summer House which is supplied with light and power and has a slate roof. A path leads down to a further area of garden which has separate access off Weel Road and has the potential of being a building plot subject to the necessary permissions.

DOUBLE GARAGE
16'6" x 15'2" (5.03m x 4.62m)
With sliding horizontal vehicle door, light, power and side courtesy door. To one side of the garage is a further open fronted lean-to car port.

SERVICES
Mains water, electricity and drainage are connected to the property.

CENTRAL HEATING
The property benefits from an oil fired central heating system.

DOUBLE GLAZING
The property benefits from uPVC 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

GROUND FLOOR



1ST FLOOR



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.

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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