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5 Bedroom House - Detached for Sale

£425,000

36 Main Street, Beeford, Driffield, YO25 8AZ



KEY FEATURES

- SUBSTANTIAL FIVE-BEDROOM DETACHED FAMILY HOME: APPROX 150 SQ.M / 1614.8 SQ.FT
- OCCUPIES A GOOD SIZE, LANDSCAPED CORNER PLOT
- LARGE, SEPARATE LIVING ROOM
- EXPANSIVE OPEN-PLAN KITCHEN, DINING + FAMILY DAYROOM: THE FAMILY HUB
- COSY LOG-BURNING STOVE IN DAY ROOM
- COUNTRY-STYLE SHAKER KITCHEN WITH SOLID WOOD WORKTOPS
- LUXURIOUS PRINCIPAL BEDROOM WITH ENSUITE
- PRIVATE ENCLOSED REAR GARDEN + A SUBSTANTIAL TIMBER SUMMERHOUSE
- IDEALLY SITUATED FOR ACCESS TO THE EAST YORKSHIRE COAST AND THE WOLDS
- DISTANCE IN MILES : DRIFFIELD 8.4; BRIDLINGTON 9.7; SCARBOROUGH 28; BEVERLEY 13; HULL 19

HEAD OFFICE

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General description

Property Overview

This very well-presented, substantial 5 bedroom detached family home occupies a prominent corner plot at the junction of rural Main Street and Glebe Gardens, in the sought-after, picturesque village of Beeford. Spanning an impressive 150.0 square metres (1,614.8 sq. feet), across two beautifully appointed storeys, the property has been finished to a high standard, blending rustic country charm with contemporary family living. The home sits on a good size plot and has excellent kerb appeal, it features a generous low-maintenance gravel driveway and landscaped gardens, front and rear. Stepping inside through the practical entrance porch, the striking hallway immediately sets a characterful tone with its multi-toned natural slate tiled flooring and wall panelling. The ground floor offers highly versatile living spaces, beginning with a sophisticated formal living room, this room is flooded with light from a wide bay window and features a marble-effect fireplace hearth, and a substantial custom built-in media storage / bookcase unit.

The true heart of the home is the large open-plan versatile living, dining, and kitchen space situated at the rear, tied together seamlessly with uniform natural slate flooring. The informal family lounge area centres around a rustic brick corner fireplace housing a cosy log-burning stove and integrated log storage; this area features double french doors which open onto the rear patio, perfect for indoor-outdoor entertaining. The spacious dining area overlooks the rear garden and features a shaker style dresser unit which contrasts with the kitchen units. The country-style kitchen is comprehensively fitted with cream shaker units, solid wood worktops, a feature black classic range-style cooker with a glossy black metro-tiled splashback, a built-in wine rack, and a generous wooden breakfast bar counter providing casual stool seating. There is also a built-in larder / storage cupboard in this very spacious family hub. A practical ground floor cloakroom / WC completes the ground floor layout. Upstairs, the spacious central landing leads to five highly versatile rooms. The luxurious master bedroom is a super king size, generous suite with ample space for a complete bedroom set. There is a fully tiled ensuite off this room with a large shower cubicle. The second large double bedroom suite has ample space for bedroom furniture and even seating space. Two further small double bedrooms offer excellent space for a growing family, while the fifth bedroom is a single room, perfectly suited as a nursery, dressing room or a study. The first floor is completed with a family bathroom hosting a white P-shaped shower bath, curved glass screen, part tiling to the walls, a tiled floor and traditional wood tongue-and-groove panels to three of the walls.

The outdoor spaces are beautifully landscaped, presenting a secure and highly private haven for family life. The fully enclosed rear garden features an expansive flagstone paved patio wrapping across the back of the house, ideal for outdoor lounge furniture and alfresco dining. A meticulously manicured central lawn is highlighted by a short winding decorative gravel path with a neat brick-paved border leading to the substantial timber summerhouse with double glass-panelled entry doors and twin front-facing windows. The summer house offers a highly versatile space perfectly suited for a home office, hobby studio, or outdoor entertainment lodge.

Location & Amenities

Situated on a prominent corner plot on Main Street, close to the primary school, this property enjoys a prime position within the sought-after rural village of Beeford. Known for its welcoming community spirit and classic East Yorkshire charm, Beeford offers the perfect blend of peaceful country living with excellent everyday practicality. The home itself is ideally placed a short walk to the village shops and amenities and close to the local primary school. It is also just a short drive from the breathtaking East Yorkshire coastline and nearby bustling historic market towns.

- Proximity & Commuter Distances: Beeford serves as a fantastic central base for exploring the region and commuting, with direct road routes putting key destinations within easy driving distance:
- East Yorkshire Coast (Skipsea / Bridlington): Approximately 3 to 10 miles.
- Beverley: Approximately 13 miles.
- Hull: Approximately 19.5 miles.
- York: Approximately 37 miles.
- Shopping & Local Amenities: The village is excellently self-contained for daily needs, featuring a local convenience store and post office, a traditional village pub, a popular local butcher, and a fish and chip shop. For more extensive high-street shopping and major supermarkets, the thriving market towns of Drifffield and Beverley are just a short drive away.
- Leisure & Community: Beeford boasts a vibrant community hub centred around the Beeford Community Centre and the village playing fields, which provide fantastic facilities for cricket, bowls, tennis, and a dedicated children's playground. The historic Grade II* listed St Leonard's Church adds a beautiful sense of heritage to the village landscape.
- Transport Links: Positioned at the convenient junction of the A165 and B1249, the village provides direct road connectivity north towards Bridlington and Scarborough or south towards Beverley and Hull. Regular local bus services run right along Main Street, seamlessly connecting residents to Drifffield, Beverley, and the coast.
- Education: The village is an ideal setting for families, benefiting from its own highly regarded Beeford Church of England Primary School located comfortably within the community.
- Nature & Outdoors: Nestled on the eastern edge of the scenic Yorkshire Wolds, residents can enjoy immediate access to stunning countryside walks and cycling routes. Additionally, the popular sandy beaches of Skipsea, Hornsea, and Fraisthorpe are just minutes away by car, offering perfect spots for coastal recreation.

Porch

3'2" x 6'4"

- Convenient initial entry vestibule

Hallway

15'4" x 6'4"

- Welcoming entrance hall featuring durable, multi-toned natural slate tiled flooring
- Traditional grey-painted wood wall panelling
- Carpeted staircase with a polished wooden balustrade leading up to the first floor
- Front entry door detailed with attractive leaded and stained-glass panels with an adjacent, matching panel



Living room

18'11" x 10'10"

- Separate, sophisticated primary reception room boasting a large front-facing bay window
- Finished with a sage green colour palette, a classic white dado rail, and a damask patterned feature wall
- Central fireplace focal point featuring a white mantelpiece, a marble-effect hearth, and an integrated coal-effect gas fire
- Substantial custom built-in bookcase and media storage unit with lower double cupboards
- Completed with fitted carpet and a classic plaster ceiling rose

WC

6'0" x 2'11"

- Practical downstairs cloakroom fitted with a traditional white two-piece suite comprising a low-level WC and a pedestal wash hand basin

Open plan/ Living / Dining / Kitchen

29'10" x 27'5"

- Vast, open-plan heart of the home combining kitchen, dining, and informal family living zones with uniform multi-toned slate flooring flowing throughout
- Informal lounge features a rustic brick corner fireplace housing a cosy log-burning stove alongside an integrated brick log store
- UPVC double French doors which open directly out onto the rear paved patio and garden
- Spacious dining area with fitted dresser unit with plumbing for a washing machine
- Country-style shaker kitchen fitted with an extensive selection of cream-coloured wall and base units paired with solid wood worktops.
- Feature black classic range-style cooker set against a glossy black metro-tiled splashback with a matching cooker hood above.
- Generous built-in wooden breakfast bar counter providing space for stool seating
- Space and plumbing for dishwasher

Landing

15'8" x 6'11"

- Spacious and airy central landing with fitted carpet
- Wood panels that continue up from the ground floor
- Traditional wooden spindle balustrade and handrail

Bedroom 1

12'3" x 10'6"

- Beautifully presented double bedroom featuring a dark charcoal-grey textured fabric-effect feature wall behind the bed
- Column radiator
- Fitted carpet and a classic plaster ceiling rose

Ensuite Shower room

3'1" x 8'3"

- Luxury private en-suite fully tiled in sleek, large-format grey stone-effect wall and floor tiles
- Large shower cubicle with a chrome wall-mounted mixer shower and glass bi-fold door
- White pedestal wash hand basin
- Low-level WC
- Chrome towel rail

Bedroom 2

19'1" x 9'11" max

- Exceptionally generous and long double bedroom
- Floor space comfortably accommodates a double bed and other standalone furniture
- Fitted carpet and a front-facing window

Bedroom 3

10'3" x 9'10"

- Double bedroom
- Offers ample space for bedroom furniture
- Aspect to the rear garden

Bathroom

6'3" x 8'8"

- White P-shaped shower bath with a curved glass screen and a chrome wall-mounted • • • Tiling around the bath and shower enclosure
- Lower walls feature wood tongue-and-groove panels
- White pedestal wash hand basin and a matching low-level WC
- Neutral tiled floor

Bedroom 4

10'3" x 10'6"

- Further well-proportioned small double bedroom
- Fitted carpet
- Aspect to the rear

Bedroom 5

7'1" x 8'9"

- Ideal as a nursery, study or dressing room
- Fitted carpet
- Aspect to the rear



Exterior

Front Exterior & Driveway

- Attractive and substantial detached red-brick family home occupying a good size plot
- Generous low-maintenance gravel driveway providing ample off-street
- Front boundary defined by a classic low brick wall with an integrated timber access gate
- Side boundary bordered by a beautifully maintained, high mature hedge offering excellent privacy from the adjacent lane
- Front lawn
- Versatile space with room to create further parking if required
- Lean to store along the eastern side of the house with lockable doors either end

Rear Garden

- Generous, private, and fully enclosed rear garden offering a safe and secure space for families and pets
- Features a large flagstone paved patio stretching across the full width of the house, ideal for outdoor seating, barbecues, and alfresco dining
- Well - manicured central lawn highlighted by a decorative gravel pathway complete with a brick-paved border
- Enclosed by a combination of traditional solid brick walling and timber panel fencing
- Thoughtfully landscaped borders stocked with established greenery and mature shrubs, including large flowering hydrangea bushes

Summer House

16'0" x 8'0"

- Substantial standalone timber summerhouse
- Offers a multi-purpose space perfect for a home office, hobby studio, children's playroom, or an outdoor entertainment lounge

Extra details

Recently added double glazing, December 2024

Personal Agent Jayne at Link Agency

When you choose a Personal Agent to sell your home , your service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality interior and exterior professional photography as standard

Easy to read floor plans

Listing on major websites including Rightmove, Zoopla and On the Market

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

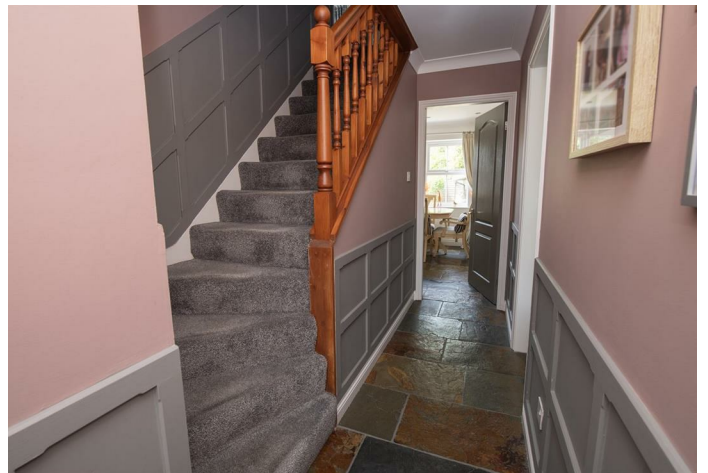
Regular contact

Thorough, attentive, sales progression once a buyer has been found

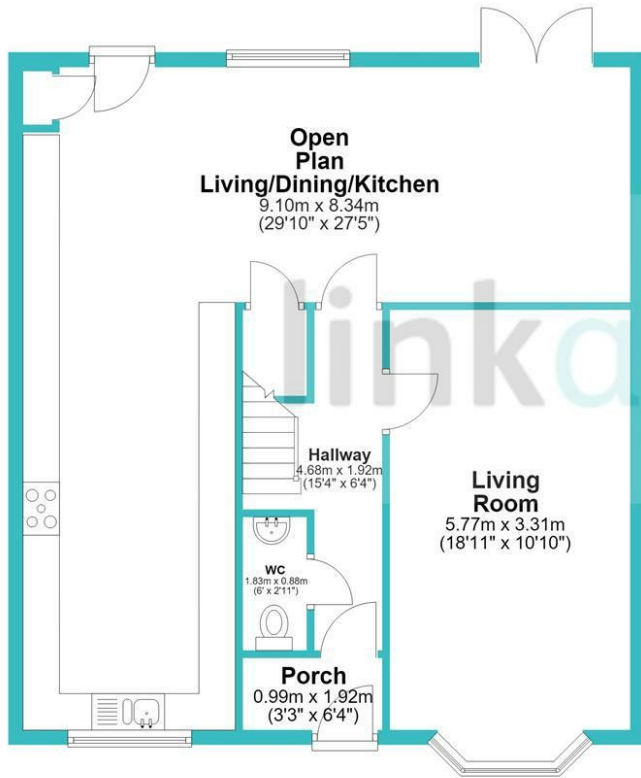
Negotiations and advice regarding future purchases / rentals of properties

A 24/7 answering service to ensure no leads are missed

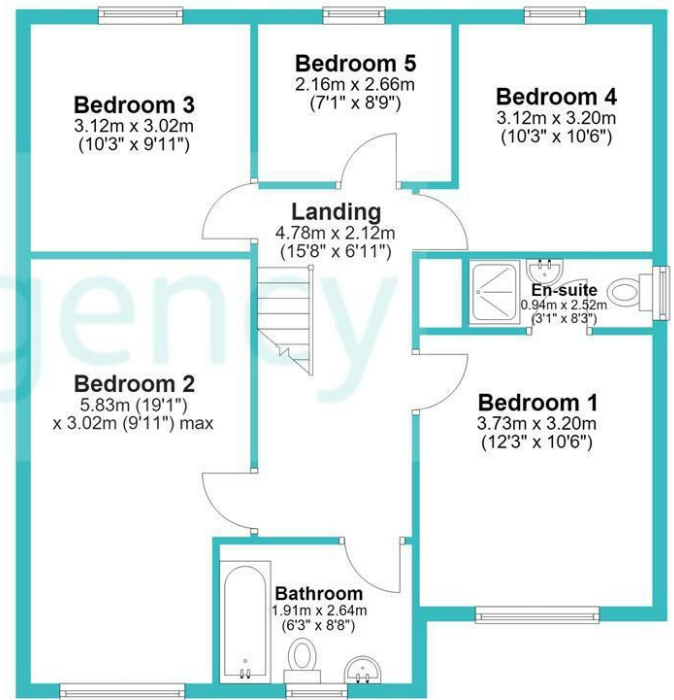
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Ground Floor



First Floor



Total area: approx. 150.0 sq. metres (1614.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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