



White Lodge, St. Giles Croft, Beverley, East Riding of Yorkshire, HU17 8LA

## WHITE LODGE

NESTLED IN A SECLUDED OASIS LESS THAN A 5-MINUTE STROLL FROM THE VIBRANT BEVERLEY TOWN CENTRE AND JUST MOMENTS FROM THE OPEN SPACES OF WESTWOOD PASTURES, THIS 3,600 SQ FT PROPERTY OFFERS THE PERFECT BLEND OF SPACIOUSNESS AND TRANQUILITY.



The large mature garden is arranged into well-defined areas that are easy to manage, while the peaceful surroundings ensure no public roads disturb your serenity. With parking for four cars and a large double garage, this exceptional residence is a rare find, combining luxury living with convenience in a picturesque setting..

## General

- All accommodation is on one level, offering easy, step free living.
- High specification construction including wide access internal doors and long windows that maximise light, surrounded by the mature garden including large lawn and patio area ideal for outdoor entertaining.
- Thoughtfully designed separation between the living/entertaining areas and the bedroom wing, accessed via a private corridor.
- En suites to three bedrooms,
- Newly installed gas central heating system with zonal control for maximum efficiency





## Main Entrance

- Entrance lobby area
- Guests' cloakroom
- Access to charming guest WC with vintage sink

## Lounge

- A very spacious room that forms the hub of the house.
- Designed for wall mounted TV
- Large windows in two elevations with views through the conservatory to the gardens.
- Access to a sizeable, shelved storage room.



## Drawing Room

- Infused with light and very spacious.
- Patio doors opening directly to the garden for seamless indoor outdoor living.
- Statement open fireplace.

## Kitchen/Dining

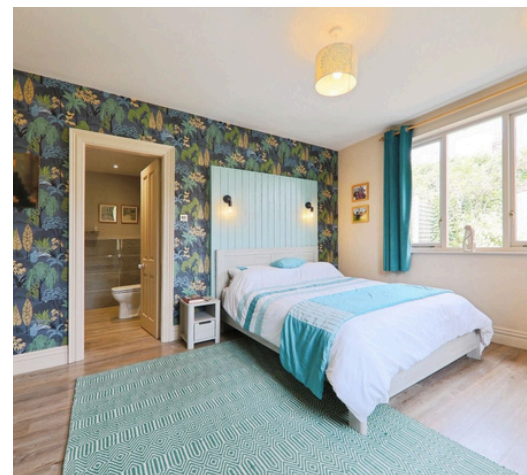
- Extremely spacious with abundant storage and generous worktop areas including impressive island.
- Large dining area, ideal for entertaining
- Includes a rare walk in pantry with marble counter and wooden shelves.

## Utility/ Boot Room

- Large with excellent built in storage.
- Cleverly designed seating bench with shoe storage below and plenty of hanging space for coats

## Workshop/hobby room

- Adjoining the utility room is a workshop fitted with work benches and cupboards.
- Potential for conversion to gym, studio, or hobby space.





### **Bedroom 4/Office**

- Bright, spacious room adjoining the conservatory.

- A fourth bedroom overlooking the garden. Alternatively, a pleasant office with plentiful plug points

### **Bedroom Wing**

- Central corridor accessing 3 further bedrooms

- Charming study area overlooking gravel garden

### **Master Bedroom**

- Spacious, light filled room with views across the garden from two sides.

- Walk in wardrobe concealed behind mirrored doors.

- Large en suite with walk in shower and substantial storage units.



### **Second Bedroom**

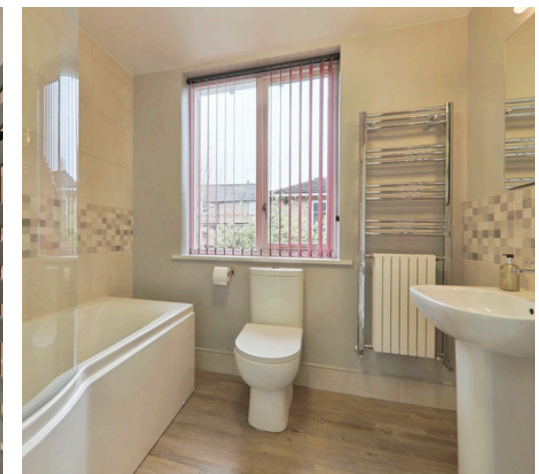
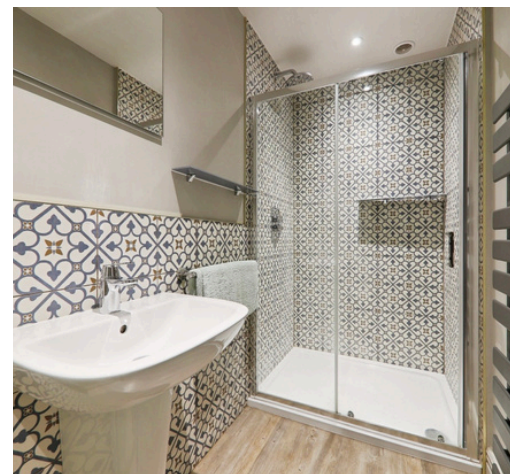
- Garden facing with excellent views.
- Full length Sliderobe fitted wardrobe.
- En suite shower room accessed via mirrored doors.

### **Third Bedroom**

- Windows to two sides looking onto gravel garden
- Built in Sliderobe wardrobe.
- Very generous en suite with walk in shower.

### **House Bathroom**

- Providing a bath with overhead shower, WC and sink.





## Outside

- White Lodge is approached via a gravelled driveway, which opens into a generous parking area with space for several vehicles.
- The property benefits from an exceptionally spacious double garage, with covered access way to main house.
- The gravel garden is planted with herbs and perennials and includes two greenhouses.
- The main garden has a large lawn and a mature shrubbery.

Steps off the lawn lead to a lovely seating terrace, adjacent to the drawing room, that enjoys sunshine for most of the day, making it perfect for relaxing or entertaining outdoors.

- Numerous out buildings include; large storage room with potential for conversion, two smaller storage rooms, a wood store and a gardener's toilet.

## Summary

White Lodge offers an exceptional combination of privacy, practicality, and location. Set within its own quiet and secluded grounds yet only moments from the centre of Beverley, it has been thoughtfully designed for effortless, single level living. The spacious rooms comfortably accommodate larger furniture and lend themselves beautifully to entertaining, while the clear separation between the living areas and bedroom wing ensures peace and quiet in the bedrooms where it is needed most.

With doctors, dentists, shops, restaurants, a library, railway and bus stations, sports clubs, theatres and the iconic Westwood Pastures and Minster all within walking distance, White Lodge is a home for all age groups. The fact that a great number of schools are also within walking distance is a real plus for younger families



### Tenure

The property is freehold.

### Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries, we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.\*

### Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

### Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

### Viewings

Strictly by appointment with the sole agents.

### Site Plan Disclaimer

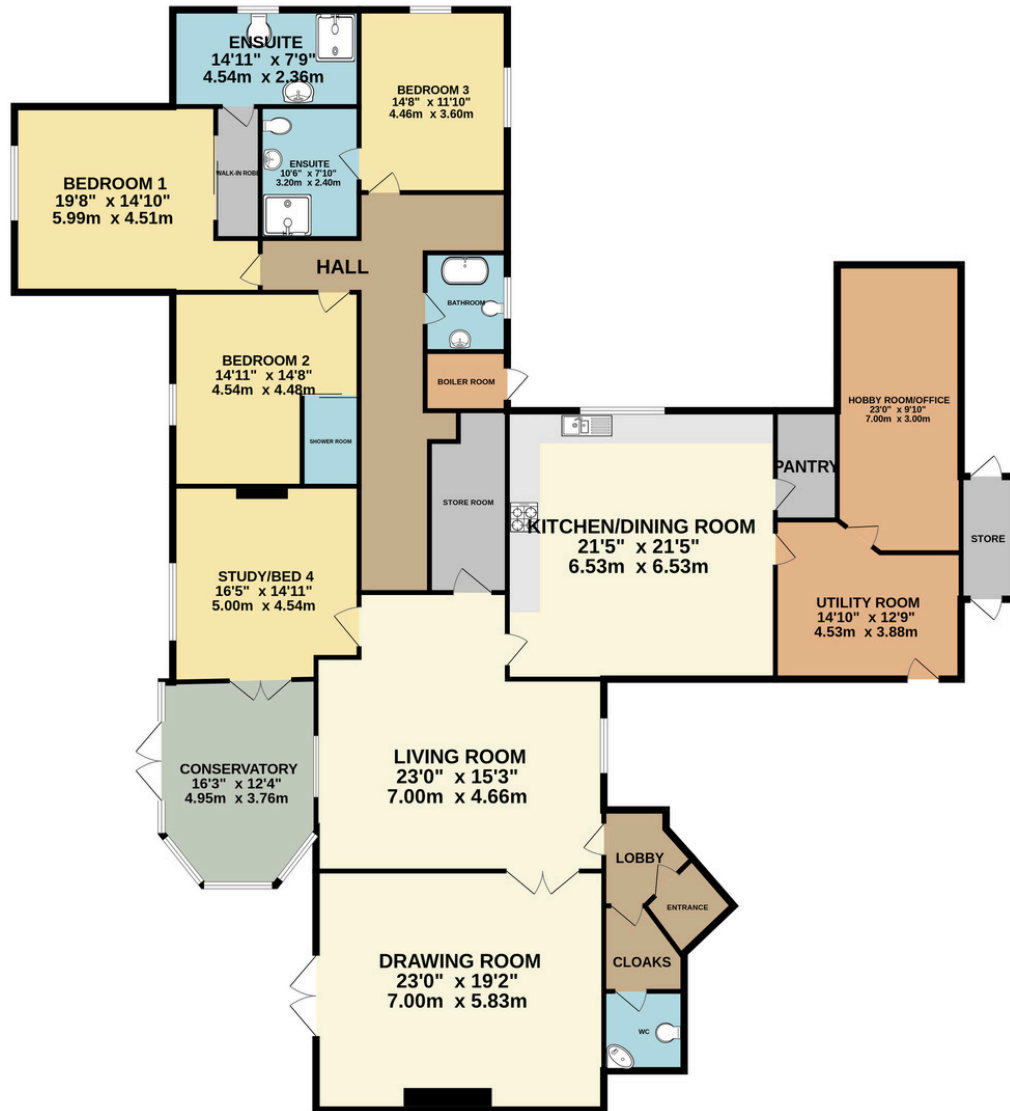
The site plan is for guidance only to show how the property sits within the plot and is not to scale.

### Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved

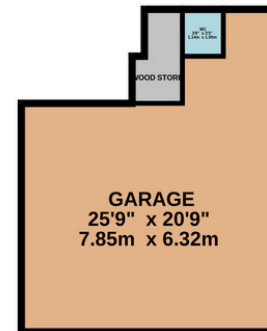
GROUND FLOOR  
3664 sq.ft. (340.4 sq.m.) approx.



OUTBUILDINGS  
417 sq.ft. (38.7 sq.m.) approx.



GARAGING  
466 sq.ft. (43.3 sq.m.) approx.



ST. GILES CROFT, BEVERLEY, HU17 8LA

TOTAL FLOOR AREA : 4547 sq.ft. (422.4 sq.m.) approx.

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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