

Brough House, Beeford Road, Skipsea Brough, Driffield, YO25 8TH

FINE & COUNTRY

A BEAUTIFULLY PRESENTED PERIOD RESIDENCE SET WITHIN OVER TWO ACRES IN RURAL SKIPSEA BROUGH







Brough House is a very attractive period residence occupying a generous plot in excess of two acres within the rural hamlet of Skipsea Brough. The property is positioned a short distance from the East Yorkshire coast, between the seaside resorts of Bridlington and Hornsea, with the market towns of Driffield and Beverley also within easy reach.

Owners Thoughts
“Since buying the house in 2022, we have really enjoyed bringing out its character while creating a home that works for everyday family life.

The amount of space, both inside and outside, gives us plenty of flexibility, and we particularly enjoy the peaceful setting, the gardens and the lovely views across towards the church.”

What We Love
“What stands out here is the combination of a substantial period house, beautifully presented accommodation and a plot extending to more than two acres.

The layout offers excellent versatility, while the range of outbuildings, generous forecourt and extensive gardens provide considerable practical space and scope for different uses.”

The Rest Of The Story
Offering in excess of 2,500 square feet of beautifully presented accommodation, the house combines period character with a versatile layout and a number of high-quality finishes.

The property has been significantly enhanced by the present owner since its purchase in 2022













With a background in building, the owner has been able to draw upon considerable expertise when carrying out a sympathetic refurbishment, with the work undertaken to respect the character of the residence while creating a practical and comfortable home.

The accommodation begins with a welcoming entrance hall, from which a cosy snug is situated off. The hall continues through the house, with a corridored arrangement leading towards the principal reception rooms.

At the far end is a generous lounge, where dual-aspect windows provide pleasant views towards the front and side of the property. A log-burning fire provides a focal point to the room, creating a comfortable space for relaxing.

There is also a separate formal dining room, featuring a beautiful fireplace, providing a dedicated setting for family meals and entertaining.

The breakfast kitchen is bright and airy, with an impressive vaulted ceiling adding a strong sense of volume. A chimney breast niche houses an AGA, creating a distinctive focal point within the room.

From the kitchen, a useful rear lobby and utility area provides additional practical space, with a ground-floor shower room positioned off.

A staircase rises from this area to a versatile reception space, adding further flexibility to the accommodation and offering scope for a range of uses according to individual requirements.

The main staircase rises from the entrance hall to the first-floor landing, where four bedrooms and the house bathroom are arranged.

The principal bedroom is particularly impressive in size and benefits from dual-aspect windows. There are delightful views from the first floor, including across the front elevation and towards the gardens to the side, reinforcing the property's connection with its surrounding rural setting.

Outside, Brough House occupies an unusually generous plot extending to more than two acres. There are two separate vehicle access points, with a substantial gravelled forecourt providing ample space for multiple vehicles. The gravel driveway continues towards an attached timber-built workshop, providing useful additional workspace.







A detached brick-built outbuilding is positioned within the grounds and features three vehicular doors, while two generous store sheds provide further storage.

There is also an impressive timber-built garden bar and gazebo area, creating an additional space for outdoor use and entertaining.

The lawned gardens extend to the side of the house before continuing into a large grassed area. From here, there is a wonderful view across towards the church, adding to the appeal of the setting.

The grounds offer a peaceful environment with considerable space around the house and scope for a variety of uses.

The current owner has historically obtained planning consent for the placement of glamping pods on the grassed area, and the property has also been identified as offering potential for use as a CL site.

Any future use would be subject to the relevant planning and regulatory requirements.

With its period character, extensive accommodation, substantial outbuildings and grounds extending to more than two acres, Brough House provides a versatile country residence in a peaceful rural hamlet, with the East Yorkshire coast and a number of established market and seaside towns within easy reach.

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 D.*

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.

Mortgages
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine & Country office. Your home is at risk if you do not keep up with 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



FINE & COUNTRY

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