



THE LOCATION

Located opposite Raven Hall, Cherry Croft is situated in between Cherry Burton and Beverley. Cherry Burton is a village situated approximately 3 miles north-west of the market town of Beverley. The popular and highly regarded historic market town of Beverley in East Yorkshire boasts an excellent range of local amenities including extensive range of shops, numerous bars and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. Great transport links to Hull, York and beyond, and a Railway Station.

THE PROPERTY

EXCLUSIVE to Clubleys is this most impressive period home standing proudly in delightful and private grounds of approx 0.43 acres offering an abundance of potential. Full of history and charm, this family home has been lovingly well maintained by the current owners, being only the second private owners to have lived there. Located in a picturesque and secluded setting, the property is concealed down a private road leading to electric double gates. The internal accommodation does not disappoint with well proportioned, spacious rooms throughout comprising:- entrance porch, entrance hall, cloakroom, WC, kitchen, utility room, office, living room, conservatory, impressive galleried landing, master bedroom with en-suite shower room, three further double bedrooms and two family bathrooms. UPVC double glazing. Oil central heating. Garage. We would highly recommend a viewing to appreciate the tranquil setting and charming home on offer.



THE ACCOMMODATION COMPRISES:-

ENTRANCE PORCH

Having a UPVC double glazed front entrance door with UPVC double glazed windows to the sides and slate flooring.

ENTRANCE HALL 14'9" x 12'2" (4.50m x 3.71m)

The most impressive entrance hallway full of character with feature beamed ceiling and spectacular galleried landing. With a UPVC double glazed window to the front elevation, natural light flows through the hallway. Coving to ceiling, ceiling spotlights, stairs to first floor accommodation and a double radiator. Door to cloakroom.

WC 6'4" x 3'5" (1.94m x 1.04m)

Leading from the cloakroom, the WC offers fully tiled walls, tiled vinyl flooring, motion sensor light, two piece suite comprising:- low level WC and wash hand basin.

KITCHEN 15'10" x 12'10" (4.83m x 3.91m)

Having a UPVC double glazed window to the side elevation, slate flooring, coving to ceiling, ceiling spot lights, feature beamed ceiling and modern wall mounted radiator. Fitted with a range of wall and base units incorporating larger cupboard, blue pearl granite work surfaces with breakfast bar, space for range cooker, undermount ceramic sink unit, integrated appliances which include:- dishwasher, fridge and microwave.

UTILITY ROOM 14'1" plus recess x 8'5" (4.28m plus recess x 2.56m)

UPVC double glazed window to the rear elevation, composite rear entrance door, coving to ceiling, continuation of slate flooring, ceiling spotlights, fitted cupboard housing oil fired central heating boiler, door to the garage and modern wall mounted radiator. Fitted with a range of wall and base units, blue pearl granite work surfaces, undermount ceramic sink unit and plumbed for washing machine.

OFFICE 14'10" x 8'5" (4.53m x 2.57m)

UPVC double glazed window to the rear elevation, UPVC double glazed door leading to the conservatory, carpet flooring, ceiling spotlights and a double radiator.

DINING ROOM 15'11" x 12'11" (4.84m x 3.93m)

UPVC double glazed window to the side elevation, a UPVC double glazed bay window to the front elevation, feature beamed ceiling, coving to ceiling, electric fire in brick surround, serving hatch to kitchen, wooden flooring and two double radiators.

LIVING ROOM 18'9" plus bay x 16'4" (5.71m plus bay x 4.99m)

UPVC double glazed bay window to the front elevation, carpet flooring, decorative coving, two ceiling roses, wall light points, electric stove effect fire and two double radiators. Double doors leading to:-

CONSERVATORY 20'6" x 15'4" into recess (6.25m x 4.67m into recess)

A fantastic room, perfect for entertaining with beautiful views across the gardens through UPVC double glazed windows and UPVC double glazed double doors benefitting from self cleaning glass. Glass roof, Slate flooring and UPVC double glazed door leading to the office.

FIRST FLOOR:-

GALLERIED LANDING

A grand landing with feature beam ceiling, access to loft space, wall light points and picture rail.

MASTER BEDROOM 16'5" into recess x 14'6" into recess + wardrobes (5.00m into recess x 4.43m into recess + wardrobes)

Spectacular views across open countryside through a UPVC double glazed window to the front elevation, a UPVC double glazed window to the side elevation overlooking the garden, carpet flooring, coving to ceiling, fitted wardrobes and two double radiators. Door leading to:-

EN-SUITE SHOWER ROOM 9'4" x 4'7" (2.84m x 1.40m)

With a UPVC double glazed window to the side elevation, access to loft space, fully tiled walls, vinyl tiled flooring and a double radiator. Three piece suite comprising:- step in shower cubicle, low level WC and wash hand basin set in vanity unit.

BEDROOM TWO 20'4" plus recess x 11'1" plus recess (6.21m plus recess x 3.38m plus recess)

Two UPVC double glazed windows to the rear elevation, a UPVC double glazed window overlooking the garden, carpet flooring, fitted wardrobes with matching chest of drawers and two double radiators.

BEDROOM THREE 15'10" x 12'11" (4.82m x 3.93m)

UPVC double glazed window to the side elevation, UPVC double glazed window to the front elevation with open views, wooden flooring, single radiator and a double radiator.



BEDROOM FOUR 12'11" x 8'4" (3.94m x 2.55m)

UPVC double glazed window to the side elevation, carpet flooring, coving to ceiling, picture rail, fitted cupboard and a double radiator.

BATHROOM 9'9" x 8'5" into recess (2.96m x 2.56m into recess)

A spacious bathroom benefitting from a UPVC double glazed window to the rear elevation, fully tiled walls, vinyl tiled flooring, ceiling spot lights, shaver point, extractor fan, three fitted cupboards, heated towel rail and a radiator. Four piece suite comprising:- panelled bath, step in shower cubicle, low level WC and wash hand basin.

SECOND BATHROOM 8'10" x 7'1" into recess (2.68m x 2.15m into recess)

UPVC double glazed window to the rear elevation, tiled flooring, fully tiled walls, coving to ceiling, fitted cupboard and heated towel rail. Four piece suite comprising:- panelled bath, low level WC, bidet and wash hand basin.

OUTSIDE:-

Double electric gates leading to gravelled driveway providing ample off street parking for several vehicles.

GARDEN

This family home benefits from approximately 0.43 of an acre with beautiful secluded gardens laid mainly to lawn with hedged borders, mature shrub and flower beds.

GARAGE 21'2" x 11'5" narrowing to 8'7" (6.45m x 3.47m narrowing to 2.62m)

Power and lighting, double radiator, roller door, side door from the utility room and rear personnel door.

ADDITIONAL INFORMATION:-

SERVICES

Oil, electricity and water. Telephone subject to renewal with Kingston Communications.

APPLIANCES

No appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding Of Yorkshire Council

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am - 5:30 pm Monday to Friday

9 am - 3 pm Saturday

10.30 am - 1 pm Sunday

9 am - 1 pm Bank Holidays

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to

discuss your individual requirements with you. Please ring 01482862846 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

Your home may be repossessed if you do not keep up repayments on your mortgage.

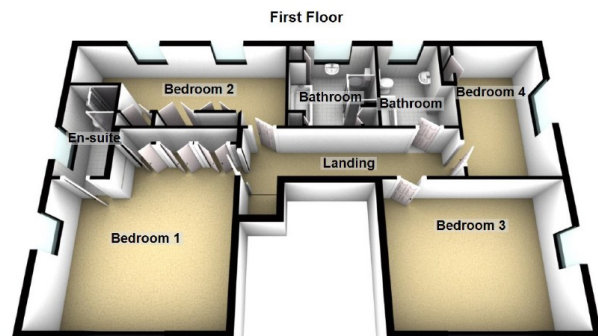
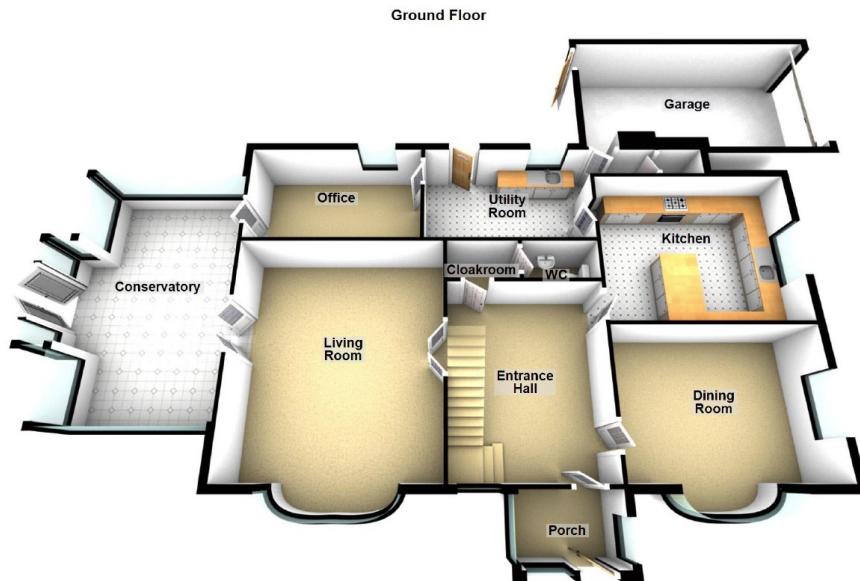
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Floor Plan

This plan is for illustrative purposes only



CLUBLEYS

Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

68 Saturday Market, Beverley, East
Riding Of Yorkshire, HU17 8AJ
01482862846

beverley@clubleys.com
www.clubleys.com

Text: Clubley to 84840 to download
our mobile app

