



**Seven Corners Lane, Beverley, East Yorkshire, HU17 7AJ**  
**Offers Over £1,250,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



# Seven Corners Lane, Beverley, East Yorkshire, HU17 7AJ

**Offers Over £1,250,000**

Hornbeam Lodge is an exceptional contemporary residence discreetly positioned in the heart of the historic market town of Beverley, combining luxury, privacy and beautifully designed family living. Located on Seven Corners Lane, the property enjoys easy access to the scenic Westwood pastures while remaining only moments from Beverley's bustling centre, renowned for its cobbled streets, independent boutiques, cafés and the magnificent Beverley Minster.

Hidden behind electric gates, this bespoke home has been thoughtfully designed to create a peaceful and private retreat. The spacious open-plan ground floor is flooded with natural light and offers seamless living and entertaining spaces, with expansive glazing and bi-fold doors connecting the interior to the landscaped gardens. The accommodation includes stylish lounge, kitchen, dining and breakfast areas, together with a utility room, pantry, guest cloakroom and private study. A separate snug/cinema room with direct garden access provides an ideal space to relax.

Upstairs, the impressive principal suite features garden views, a dressing area and luxurious en suite, alongside three further double bedrooms, additional bathrooms and a flexible fifth bedroom or study.

Outside, the beautifully landscaped gardens offer a tranquil setting with mature planting, generous patios, a water feature and an impressive summer house, creating the perfect space for outdoor living and entertaining.





#### Entrance Hall

Cedar wood front entrance door, tiled flooring with under-floor heating and power points.

#### Guest Cloakroom

Accessed via a mirrored door, tiled flooring with under-floor heating, low flush WC and wash hand basin.

#### Study

Window to the side aspect, fitted cupboard, tiled flooring with under-floor heating and power points.

#### Sitting Room

20th Century Arts and Crafts fireplace, Lutron lighting system, tiled flooring with under-floor heating, power points, windows onto the rear aspect, bi folding doors onto the rear garden.

#### Dining Area

Window to the rear aspect, tiled flooring with under-floor heating and power points.

#### Kitchen

Tiled flooring with under-floor heating, feature fireplace, a range of wall and base units, Corian work surfaces, feature Island with breakfast bar, Lutron lighting system, tiled splash back, integrated dishwasher, sink and drainer unit, integrated fridge, fan oven, steam oven, grill and gas hob, warming drawer, fan and power points. In addition there is a walk in pantry with sensor lighting.



#### Utility Room

Tiled flooring, a range of wall and base units with roll top work surfaces, space for a washing machine, space for a tumble dryer, space for a fridge/freezer, sink and drainer unit and power points.

#### Breakfast Room

Doors opening out onto a private walled garden, under floor heating and power points.

#### Snug/Cinema Room

Door to the side aspect, Kardean flooring, under-floor heating, window to the side and rear aspect and a storage cupboard.

#### First Floor Landing

Gallery landing, electric opening skylight, airing cupboard, power points, window to the side aspect, door onto private terrace.

#### Bathroom

Window to the side aspect, tiled floor, under floor heating, bath, walk in shower, low flush WC, wash hand basin with vanity unit, tiled walls and extractor.

#### Bedroom One

Bi folding doors leading onto a private roof terrace, under floor heating, window to the side aspect, fitted wardrobes and power points.



#### Ensuite

Circle window to the rear aspect, heated towel rail, under floor heating, walk in shower with rainfall shower head, low flush WC, wash hand basin, tiled walls and extractor fan.

#### Roof Terrace

South facing roof terrace, Patio area with glass balustrade.

#### Bedroom Two

Corner window to the side aspect, under floor heating, fitted wardrobes and power points.

#### Ensuite

Window to the side aspect, wash basin, low flush WC, under floor heating and a shower over bath.

#### Bedroom Three

Curved windows to the rear aspect, under floor heating, fitted wardrobes and power points.

#### Bedroom Four

Window to the side and rear aspect, storage cupboards, under floor heating and power points.



#### Garden

A true sanctuary, a space to unwind, relax and enjoy family and friends. A mature tree lined canopy, large lawn with plant and shrub borders, large patio, stunning water feature, summer house, outside tap, power and lighting.

#### Double Garage

Up and over electric door, passenger door to rear, power and lighting.

#### Private Gated Driveway

Electric gate which retracts to ample off road parking for numerous vehicles.

#### Additional Features

The property has underfloor heating throughout heated from an air source heat pump along with solar thermal panels for hot water. In addition to all mains services there is also a rainwater/grey water harvesting system which feeds the outside taps and toilets.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 63                      | 68        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**HUNTERS**  
EXCLUSIVE

## Hornbeam Lodge HU17

Approximate Gross Internal Floor Area = 344.6 sq m / 3709 sq ft

Garage Area = 26.4 sq m / 285 sq ft

Total Area = 371.0 sq m / 3994 sq ft

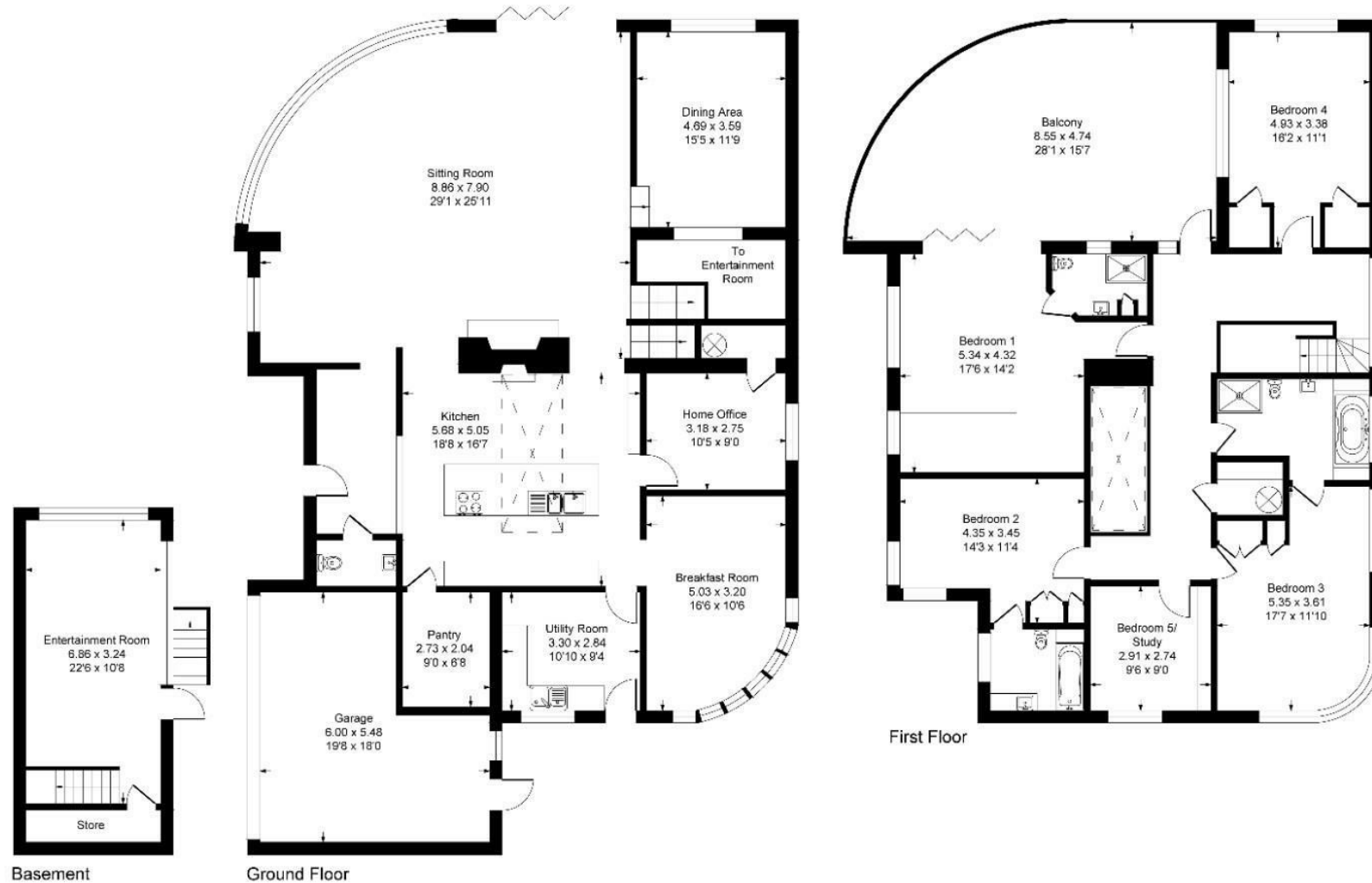


Illustration for identification purposes only, measurements are approximate, not to scale.

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01482 861411 | Website: [www.hunters.com](http://www.hunters.com)

**HUNTERS®**  
EXCLUSIVE



**HUNTERS<sup>®</sup>**  
EXCLUSIVE