



Church Road, Beverley, East Yorkshire, HU17 7EN

**Offers In The Region Of
£850.000**

HUNTERS[®]
EXCLUSIVE



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A one-of-a-kind four-bedroom detached Grade II listed farmhouse nestled within the highly desirable Molescroft area of Beverley. Tucked away down a quiet, no-through road, this charming former farmhouse exudes a welcoming and cosy ambiance from the very moment you step through the front door.

This remarkable residence boasts a spacious and flexible layout, making it perfect for accommodating both your family's needs and more. With the added advantage of a generously-sized workshop and a separate annex, currently utilised as a studio, this property caters to a diverse range of possibilities.

The farmhouse sits on an expansive plot, a rarity within the town, offering an abundance of outdoor space for your enjoyment. Whether you dream of cultivating your own garden paradise, setting up a play area for children, or simply relishing the tranquillity of your surroundings, this property delivers on all fronts.

For those who appreciate the charm of a Grade II listed building, you will find the historical character of this farmhouse exceptionally well-preserved, seamlessly blending with modern amenities and conveniences to create a harmonious living environment.

To truly grasp the unique qualities and limitless potential of this home, we highly recommend scheduling an internal viewing. Come and experience first-hand all that this remarkable property has to offer.





Entrance Hall
Wooden front entrance door and tiled flooring.

Downstairs Toilet
Wooden window to the side aspect, tiled floor, radiator, high level WC and wash hand basin.
Snug



Lounge



Wooden window to the side aspect, picture rails, wooden flooring, period open feature fire, radiator, fitted book shelves and power points.



Wooden window with secondary glazing to the front aspect, double glazed French doors opening onto the rear garden, radiator, feature fireplace with multifuel burner, TV point and power points.



Dining Room



Kitchen/Breakfast Room



Wooden windows to the front and rear aspects, wooden flooring, exposed fireplace, radiator, under-stairs cupboard and power points.



Wooden windows to the front and side aspects, tiled flooring, radiator, exposed beams, a range of bespoke wall and base units with part granite and park oak work-surfaces, exposed brick chimney with gas Aga stove, integrated dishwasher, sink and drainer unit, space for fridge/freezer, gas hob, electric oven, combination microwave and power points.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	82
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.

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Elm Tree Farm, Church Lane, HU17
Approximate Gross Internal Floor Area = 324.3 sq m / 3492 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

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