

PORTFOLIO from william h brown

Lairgate, Beverley, HU17 8HN

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A remarkable residence providing a rare opportunity to acquire one of Beverley's most prestigious homes, combining timeless period elegance, exceptional family living and a truly spectacular kitchen/diner in the heart of the town centre.





Entrance Hall

Lounge
Study/Music Room
Dining Room
Games Room
Kitchen/Breakfast
Snug/Tv Room
Ground Floor Shower Room
Ground Floor Cloakroom
Utility Room
Bedroom 1

En Suite
Bedroom 2
Bedroom 3
Bedroom 4
First Foor Shower Room
Wrap Around Gardens
Driveway & Double Garage
"ONE OF BEVERLEY'S MOST PRESTIGIOUS ADDRESSES*

An exceptionally rare opportunity to acquire one of Beverley's finest homes. Set behind elegant walled gardens in a prime town centre position, this outstanding Grade II Listed detached residence seamlessly blends period character with modern luxury following an extensive programme of renovation and extension.

The beautifully proportioned accommodation includes an impressive entrance hall, study/music room, lounge, dining room, games room, snug/TV room, utility room and shower room. Undoubtedly the heart of the home is the magnificent bespoke kitchen/diner, quite simply to die for, featuring underfloor heating, stunning bespoke fittings and bi-fold doors that open onto the gardens, creating an exceptional space for entertaining and everyday family living.

To the first floor are four vast double bedrooms, including a superb principal suite with en-suite facilities, alongside a stylish family shower room.

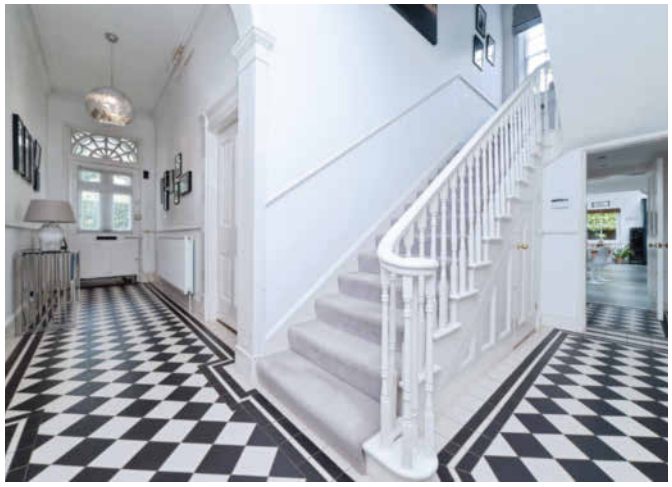
Outside, the property enjoys beautifully maintained wrap-around gardens, a gated driveway providing parking for numerous vehicles and a detached double garage.

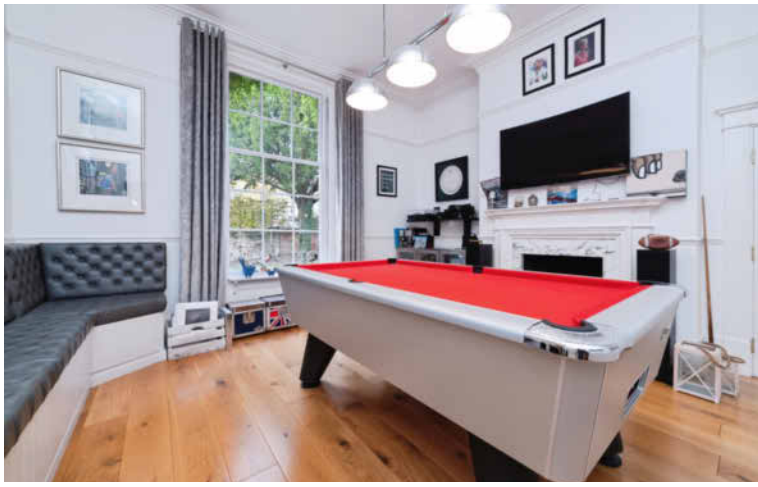
Homes of this calibre, in this location, seldom come to the market. Combining exceptional space, luxury finishes, complete privacy and an unrivalled position just moments from Beverley's renowned amenities and Westwood Pastures, this is a truly once-in-a-generation opportunity to secure a landmark family home in one of the town's

most sought-after addresses.
Agents Note

Please note this property lies within a conversation area and is a grade ll listed building.
Under the terms of the Estate Agency Act 1979 please note that the vendor of this property is a relative of an Employee of the Connells Group of companies.
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.













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welcome to

Lairgate, Beverley, HU17 8HN

> Exceptional Grade II Listed detached family home
> **One of Beverley's most prestigious residential addresses**
> **Stunning bespoke kitchen/diner with underfloor heating and bi-fold doors**
> **Four vast double bedrooms**
> **Beautiful wrap-around gardens**
> **Detached double garage**
> **Prime town centre location close to Beverley's amenities and Westwood Pastures**
>

Price

£1,450,000



Total floor area 302.7 m² (3,258 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





EPC Rating: D
Council Tax Band: G
Tenure: Freehold

To find out more information or to arrange a viewing call

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or email Beverley@williamhbrown.co.uk
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williamhbrown.co.uk

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

The Property Ombudsman

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