



# Dee Atkinson & Harrison

**Beck House, Watton, East Yorkshire**

CHARTERED SURVEYORS & ESTATE AGENTS

# Beck House

## Carr Lane, Watton

### £995,000

**IF HORSES ARE YOUR LIFE THEN THIS IS A MUST SEE PROPERTY - 21 STABLES, APPROX 9 ACRES (3.64 HECTARES), INTERNATIONAL SIZE MANEGE AND 4250 SQ FT OF HIGH QUALITY ACCOMMODATION. A FURTHER 6.3 ACRE PADDOCK IS AVAILABLE BY SEPARATE NEGOTIATION.**

#### **DESCRIPTION**

Located in a rural setting approximately one mile East of the Village of Watton betwixt Beverley and Driffield, Beck House offers a rare opportunity to acquire a substantial equestrian lifestyle property with an established livery income. Occupying approximately 9 acres with up to 21 stables including a purpose built American stable barn and ancillary accommodation, this outstanding residence offers spacious modern accommodation in excess of 4000 sq ft with five bedrooms, three bathrooms, four reception rooms/ areas and a large games/snooker room. Additional facilities include flood lit International size manège, post and rail fenced paddocks, a pond and a modern barn.

#### **SITUATION**

The rural village of Watton lies approximately seven miles to the north of the Historic Market Town of Beverley and approximately six miles to the south of Driffield. Good road connections are available as the A164 runs past the village, linking Driffield with Beverley and the Humber Bridge from which dual carriageway links are available into the M62 and M189 motorways. A local train service runs close to the village linking Bridlington to Driffield, Beverley and Hull. A nearby primary school is situated at Beswick, approximately five minutes by car and good regional shopping is to be found in Beverley and Driffield, each being within 10 minutes driving time.

**Beverley 7 miles ~ Hull 18 Miles ~ York 32 Miles ~  
Driffield 6 Miles ~ M62 Motorway network 26 miles**



## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE HALL

With pine flooring, dado rail, double radiator, single radiator, moulded cornices to the ceiling, alarm controls, understairs storage cupboard, smoke detector, two wall light points, built-in storage cupboard and thermostat for the central heating.

#### CLOAKROOM

With white suite comprising: a low level WC, pedestal wash hand basin, vanity mirror, single radiator, coving to the ceiling, ceramic tiled floor.

#### LIVING ROOM

With contemporary living flame gas fire set within a recessed black slate surround with featured low voltage lighting, moulded cornices to the ceiling, double radiator, TV aerial point, double doors opening to the patio giving fine views over the south facing garden and pond. Two picture light points.



#### DINING ROOM

With coving to the ceiling, laminate flooring, two double radiators, double doors opening to the patio giving fine views over the south facing garden and pond, featured back to back log burner.



#### STUDY

With coving to the ceiling, radiator concealed within a cover, telephone point.

electric under floor heating throughout, inset ceiling spotlights and opening to:

#### LIVING KITCHEN

A large through room providing a family environment for modern day living and including a bespoke range of kitchen base units including one and a half bowl sink inset within granite worktop, plumbing for an American style fridge, double drawer dishwasher, cream four oven electric Aga with extractor canopy over and featured mirrored tiled splash back, wood block work surfaces, blue stone flooring with

#### SITTING AREA

With back to back wood burner, TV aerial point, alcove wood store, double doors opening to the decked patio giving fine views over the south facing garden and pond, inset ceiling spotlights.

#### UTILITY ROOM

With bespoke units including inset stainless steel sink with mixer tap, wood block work surface, base cupboards, large

broom cupboard, electric underfloor heating to the blue stone flooring, plumbing for an automatic washing machine, electric isolation box cupboard and inset ceiling spotlights.

#### **INNER HALL**

With blue stone flooring and inset spotlights.

#### **BOILER ROOM**

With Boulter Classic oil fired central heating boiler and timers, blue stone floor with underfloor heating, inset spotlights, rear entrance door.

#### **CLOAKROOM**

With contemporary style suite comprising of dual flush low level WC, vanity wash hand basin with cupboard below, ceiling spotlights, blue stone floor with electric underfloor heating.

#### **GAMES ROOM**

With open fire set in a rustic brick fireplace, pine flooring, two single radiators, dado rail, four wall light points, picture light point, TV point and moulded cornices to the ceiling. A full sized snooker table with overhead lighting is available by separate negotiation.



#### **ON THE FIRST FLOOR**

##### **LANDING**

With two double radiators, large airing cupboard housing the hot water tank, access to the roof space, moulded cornices to the ceiling and thermostat for the central heating.

##### **MASTER BEDROOM**

Fitted with an excellent range of wardrobes providing hanging and storage space, kneehole dressing table and drawers, double radiator, TV aerial point, telephone point and coving to the ceiling.

##### **EN-SUITE BATHROOM**

With contemporary suite comprising: a double ended bath with central mixer tap and hand spray attachment, pedestal wash hand basin with mono block tap and vanity mirror over, dual flush low level WC, large shower cubicle with power shower and sliding glass door, chrome heated towel rail, ceramic tiled floor and fully tiled walls.

##### **BEDROOM TWO**

With fitted wardrobes to one wall, bookshelves and storage cupboards, TV aerial point, double radiator, kneehole dressing table with drawers to both sides and coving to the ceiling.

##### **EN-SUITE SHOWER ROOM**

With corner shower cubicle with power shower, low level WC,





vanity wash hand basin with cupboards below and bathroom cupboard over with mirrored doors, single radiator, ceramic tiled floor, extractor fan and coving to the ceiling

#### **BEDROOM THREE**

With fitted wardrobes providing hanging and storage space, kneehole dressing table and drawers, TV aerial point, double panel radiator and coving to the ceiling.

#### **BEDROOM FOUR**

With single radiator, TV aerial point, telephone point and coving to the ceiling.

#### **BEDROOM FIVE**

With radiator, coving to the ceiling and TV aerial point.

#### **BATHROOM**

With contemporary style suite including double ended bath with central floor standing mixer tap and hand spray attachment, large walk-in shower cubicle with power and body jet shower, low level WC, vanity wash hand basin on Oak stand with vanity mirror and tiled splash back. Chrome heated towel rail, coving to the ceiling, part tiled walls, ceramic tiled floor and extractor fan.



#### **OUTSIDE**

A wide double pillared gateway with electrically operated remote control gates open out into a long sweeping tree lined driveway across the front of the property. The house is set well back surrounded by spacious lawns and is sheltered from the road by a mature tree belt.

The driveway leads to a parking and turning area in front of the large open fronted:

**DOUBLE GARAGE** (20'6" x 20'6") with workshop to the rear (20'6" x 9'3")

The gardens to Beck House extend to three sides with the main aspect to the south. Laid mainly to lawn and featuring a large pond with wooden jetty, the site enjoys fine views over neighbouring open countryside and includes a large pergola to the west and a deck patio to the south providing an excellent entertaining area.

There is also a greenhouse and shed.

## EQUESTRIAN FACILITIES

A separate wide entrance leads from Carr Lane to the livery yard and the award winning stable block. This T-Shaped building has a portal steel frame, brick and block walls and a substantial tiled roof.

The building provides an open sided drying space with staircase leading off to a secure first floor tack room. Staff facilities include three separate WC's and there are a total of 16 blockwork partitioned loose boxes with water connected.

In addition to the main block there is a large three bay hay barn (36' x 44') and a further separate wooden stable block providing accommodation for a further five horses and a feed room. To the side of the main block is a useful sand based turn out pen.

## PADDOCKS & MÉNAGE

To the west of the house lies an international standard ménage (60m x 20m) with LED floodlighting and waxed sand surface.

Beyond the ménage lies approximately 4.7 acres of paddocks that are divided into six areas by post and rail fencing and all have water connected.

## ADDITIONAL LAND

An additional area of land (shaded blue on the plan) across the road from the main property and extending to approximately 6.8 acres (2.75 hectare) including the tree belt is available for purchase by separate negotiation.

## SERVICES

Mains water and electricity are connected to the property. Drainage is to a septic tank. The property is fitted with solar panels which reduce the cost of running the underfloor heating and Aga. Bottled gas runs the gas fire.

## 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 Banding List in Valuation Band G. Business rates of approx. £1,100 on the stables would normally be payable but are currently not charged because of the small business relief scheme.

## VIEWING

Strictly by appointment through the Sole Agents on 01377 241919.

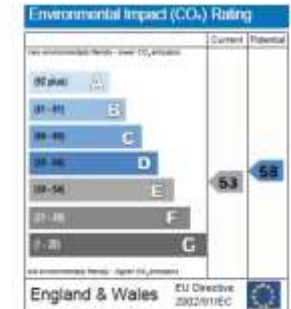
## TENURE

We understand the property to be freehold.

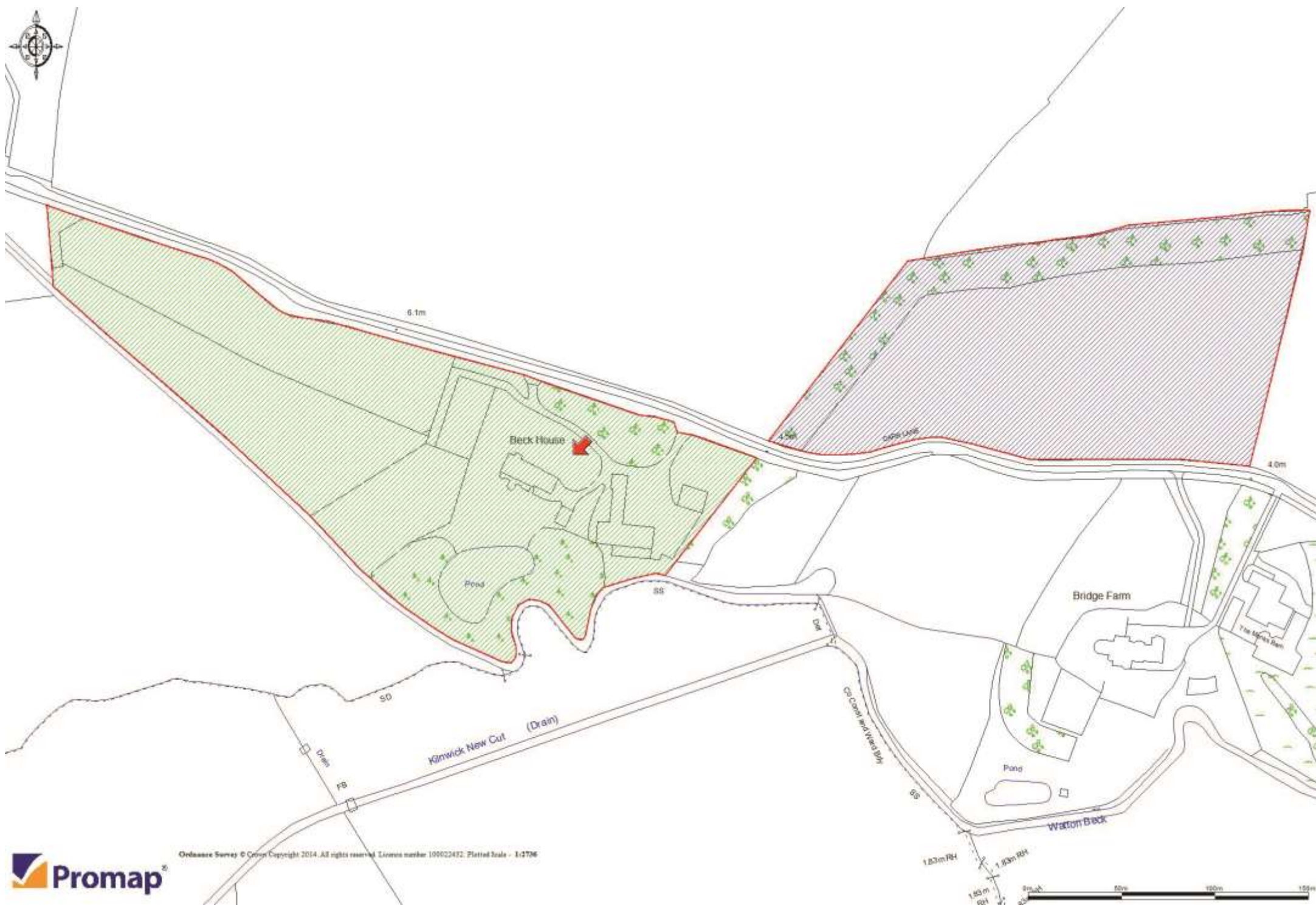
## PLANNING CONSENT

Under the terms of the original planning consent the occupation of the house must be by a person directly employed within the on-site livery stable.

## ENERGY GRAPHS







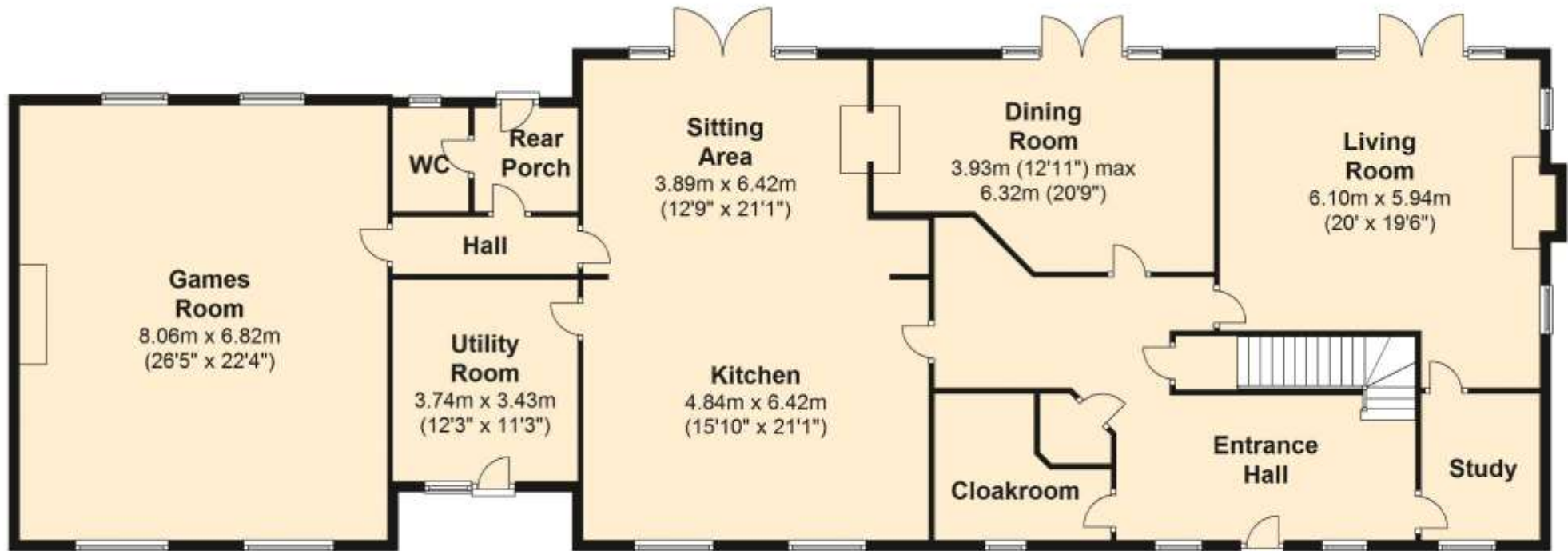
Ordnance Survey © Crown Copyright 2014. All rights reserved. Licence number 100022432. Plotted scale - 1:4706





## Ground Floor

Approx. 237.7 sq. metres (2558.5 sq. feet)



Total area: approx. 394.9 sq. metres (4251.2 sq. feet)

## First Floor

Approx. 157.3 sq. metres (1692.7 sq. feet)

