



The Old Coach House, Carr Road, Beverley, HU17 7JZ

SPACIOUS 6-BEDROOM BARN CONVERSION WITH SOUTH-FACING GROUNDS ON THE OUTSKIRTS OF MOLESCROFT, BEVERLEY



This charming period barn conversion offers nearly 3,500 sq ft of versatile living space, perfect for a growing family or those who enjoy the tranquility of the countryside. Set along a peaceful country lane, the property enjoys stunning views of open countryside, while remaining just a short distance from the lively and historic market town of Beverley. With six bedrooms, three reception rooms, and many original features like vaulted ceilings and exposed beams, this home combines rustic charm with modern comfort. The grounds, stretching over approximately one acre, provide a lovely outdoor space, and the double garage offers ample parking.

This property offers a unique chance to enjoy the best of both worlds – a peaceful countryside setting, yet with all the amenities of Beverley just a short drive away. Tucked along a quiet country lane, this home gives you the space and privacy you're looking for, but without feeling isolated. It's a perfect choice for gardening enthusiasts or families who want their children to grow up surrounded by nature, while still having access to excellent local schools and everything the nearby town has to offer.

What really stands out about this home is its character. As a barn conversion, it retains many of its original features, such as the vaulted ceilings and exposed beams, which give it a distinctive, rustic charm. But at the same time, it's been thoughtfully designed to be practical and comfortable for modern living. With nearly 3,500 sq ft of space, including six bedrooms and three reception rooms. The layout is flexible too, so it can easily adapt to suit different needs – whether you want to create a home office, a playroom, or even a separate guest space.

The south-facing grounds are a real highlight, offering approximately one acre of space to enjoy. Whether you're into gardening, outdoor entertaining, this space offers lots of potential. And with the house set back from the lane, you get a sense of privacy that's hard to find. Plus, the double garage and ample parking are practical additions that make daily life just that little bit easier.





Overall, this is a truly rare opportunity. Properties like this don't come on the market often, especially in such a desirable location. It's a home that needs to be seen in person to fully appreciate both its charm and the lifestyle it offers. If you're looking for a spacious home with plenty of character, in a beautiful setting, this could be the perfect match.

Location

Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

Tenure

The tenure of the property is freehold.

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 Bandings List in Valuation Band G.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

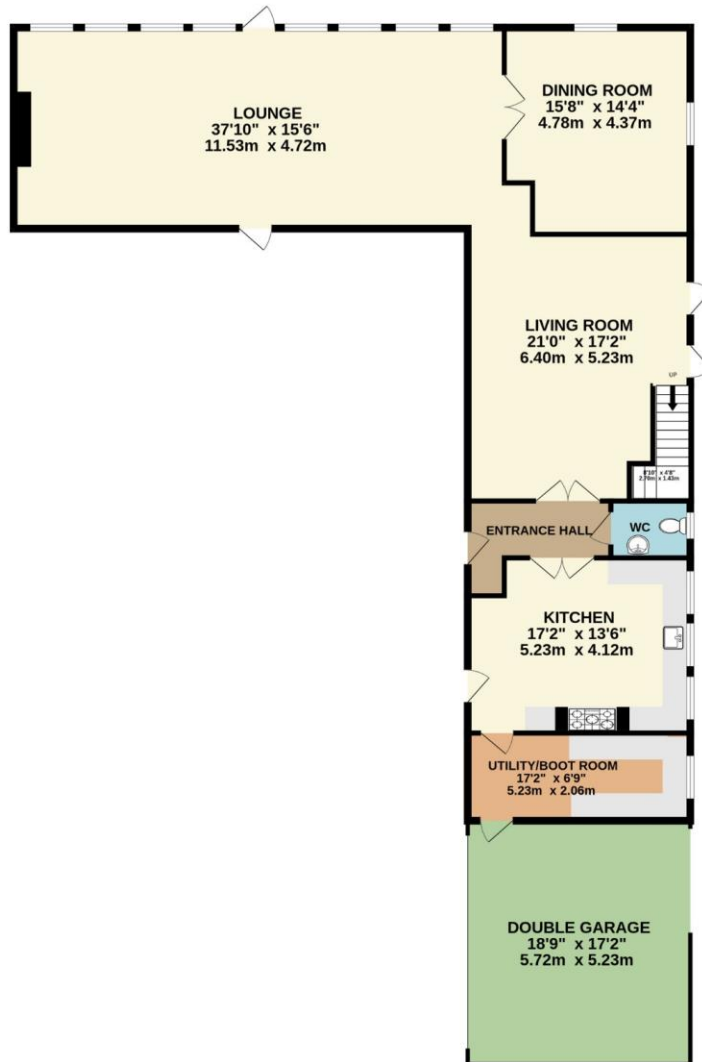
Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

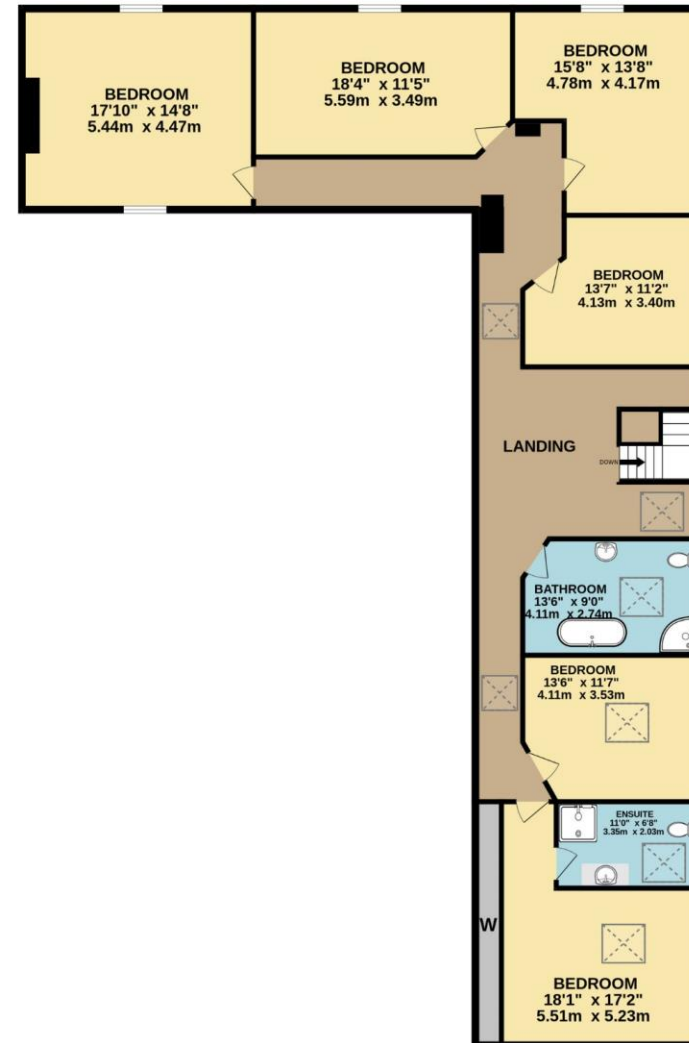




GROUND FLOOR
1582 sq.ft. (146.9 sq.m.) approx.



1ST FLOOR
1899 sq.ft. (176.5 sq.m.) approx.



TOTAL FLOOR AREA : 3481 sq.ft. (323.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

