



Beech House, 43 Main Street, Saxby All Saints, DN20 0QF



Features

- Superb family home
- Convenient location
- Capacious kitchen/diner
- 3.25 acre plot
- Windows updated in 2022
- Conservation area
- Located in one of the 5 desirable low villages
- Area of outstanding natural beauty
- Gated entrance

Summary of Property and Location

At the end of a gently winding drive and sitting centrally in magnificent grounds of approximately 3.25 acres stands Beech House. Built in 1976, the house itself is similarly spacious offering well-appointed accommodation of almost 5,000 sqft.

Saxby All Saints is in a conservation area and one of the five “Low Villages” (Saxby All Saints, Horkstow, Bonby, Worlaby & South Ferriby), so called because they sit below the northern edge of the Lincolnshire Wolds) in an area of outstanding natural beauty.

Whilst Saxby All Saints feels a world away from the hustle and bustle of modern life, it is surprisingly well connected to local transport networks; a mere 4 miles from the Humber Bridge providing easy access to the A63 and M62 as well as being a similar distance to the M180 and the national network beyond.





Description

A storm porch from the main front door leads into a light and spacious hallway running along the front of the house; to the right is a large dual aspect living room with access into a superb conservatory overlooking the rear garden. Leading off the Living Room is a smaller room which has previously enjoyed a range of identities but is currently an office, large enough to comfortably accommodate two sizeable desks and additional office furniture.

Further along the hallway, is a light and airy cloakroom on the left, whilst opposite on the right, a doorway leads into a beautiful, bespoke fitted kitchen with open access to a lower-level dining area; both spaces are fitted with garden doors giving direct access to a spacious patio/ decking area and the rear garden beyond. Back inside, a short passage leads from the dining area to a second, sitting room overlooking the grounds to the front of the house whilst on the opposite side of the hallway is a generous Utility/ Laundry room and a second cloakroom, adjacent to the side entrance door, providing direct access to the parking area in front of the garage.

On the first floor, shallow stairs lead to a wide half landing from which the master suite, Jack and Jill bathroom, bedrooms two and three are situated. A second, shallow flight of stairs leads to a passage running along the rear of the house from which are located the main bathroom and two further bedrooms. All bedrooms are good double sized rooms.







Ground Floor

The bespoke kitchen sits on an engineered oak floor and includes a full range of fitted cupboards providing generous storage space, including pan drawers and a double pantry cupboard. Work surfaces are of Cambrian Granite, including the central island which incorporates a sink, hot tap, dishwasher, warming drawer and breakfast bar. An infinity water filter softens and purifies incoming water. A double oven range cooker with extractor sits neatly within the perimeter units. French doors lead directly out onto a spacious decking area facing the upper terrace and the garden beyond.

The dining space is accessed via a series of shallow steps from the kitchen area and benefits from its own set of French doors leading directly out onto the rear patio. This space incorporates several fitted units housing both display and storage space, including a conveniently located wine fridge. The flooring in the dining space is Karndeian designed to complement the solid oak floor in the kitchen. Beyond the dining room, a set of double doors lead into the side entrance hall from which is located a good-sized laundry room to the right and a spacious sitting room overlooking the front gardens to the left. There is also a small cloakroom immediately next to the side entrance door.





Ground Floor

N.B. The suite of rooms lying beyond the dining area are separated from the rest of the house by a set of double doors and would lend themselves to a spacious and self-contained home work space. The current sitting room could easily be converted into a sizeable office / studio with adjacent kitchen space (the current Utility/Laundry room), cloakroom and separate external access opening onto a generous parking area.

Triple aspect windows ensure the living room is filled with light. This room is dominated by a beautiful, walnut mantelpiece and fire surround encasing a new (2020) multifuel Chilli Penguin “Super Burn” stove with tiled inset. Double doors to the rear of the room lead directly into a conservatory/ garden room, large enough to accommodate separate dining and seating areas providing uninterrupted views of the raised, rear terrace and adjoining gardens. The conservatory is a beautiful, light filled space, enhanced by pale limestone flooring and leading out, via double doors, into the rear garden. There is also a separate single door providing side access to the decking and patios in front of the kitchen and dining areas. The conservatory benefits from its own air conditioning unit.







First Floor

The upper floor of the house is on two levels, separated by a shallow flight of stairs. The master bedroom, two additional bedrooms and a Jack and Jill bathroom are located on the lower level, whilst two further bedroom and the main bathroom are to be found on the upper level. The master bedroom overlooks the main garden and drive with built in wardrobes to one wall. The adjoining dressing room has further built in wardrobes and a vanity unit. The luxury ensuite bathroom is accessed via the dressing room and incorporates a bath, separate double shower, WC and basin with storage underneath. The master bedroom also enjoys heating and cooling air conditioning.

Bedrooms 2 and 3 both overlook the rear garden and can comfortably accommodate a double bed. bedroom 2 has a “Jack and Jill” entrance to the main shower room, while bedroom 3 includes its own useful corner sink.

The main bathroom is situated along the corridor next to bedroom 4. Half panelled walls create a cosy space which incorporates a bath with central chrome mixer tap, separate walk-in double shower cubicle, basin (overlooking the front garden) and WC.

Bedroom 4 overlooks the front garden and has two built in wardrobes, whilst bedroom 5 enjoys dual aspect with views over the front and rear gardens, also benefiting from built in wardrobe space.







Outside

The house sits comfortably in the middle of its plot. Bordered by mature hedges on all sides, privacy is assured. The front garden is mainly laid to lawn with several large mature trees scattered throughout. A greenhouse in the bottom corner of the front lawn benefits from electricity and a rain water tank near the cabin/shed. The rear garden has a number of seating and entertaining areas. There is a large decking area immediately off the kitchen doors, with wide steps in front of the conservatory which lead up to the generous stone flagged terrace. The terrace continues onto flower beds, lawn and a small orchard.

There is outdoor lighting along the front drive and in the rear garden, for the paths, decking and terrace including spotlights on two trees.

Garage

The large garage with secure powered door (fitted 2021) is large enough to accommodate two cars plus storage for power tools, garden equipment and a ride on mower.







Floorplan

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The position and sizes of rooms, doors, windows, appliances and other features are approximate only.

NOT TO SCALE

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