

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: [info@matthewlimb.co.uk](mailto:info@matthewlimb.co.uk)

[matthewlimb.co.uk](http://matthewlimb.co.uk)

Matthew  
**Limb**  
MOVING HOME



*Newbegin Bar House 31a Newbegin, Beverley, East Yorkshire, HU17 8EG*

- 📍 A Landmark Property!
- 📍 Grade II Listed
- 📍 4/5 Bedrooms
- 📍 Council Tax Band G
- 📍 Prime Location
- 📍 Walled Garden
- 📍 Parking and Garage
- 📍 Freehold/EPC = D

**£785,000**



## INTRODUCTION

Newbegin Bar House is one of Beverley's landmark properties, occupying a prominent position facing up Westwood Road, looking towards the Westwood Pastures and being so convenient for Beverley town's beautiful centre. Believed to have been built in the mid 1700's This property is Grade II listed and exhibits many period features of its time including window shutters, panel doors and a period staircase. The property would benefit from some TLC which would create a hugely desirable home in a prime location. The accommodation extends to around 2,500sq. feet over three floors complimented by a walled courtyard garden, parking and a garage. Overall there are 4/5 bedrooms served by a ensuite shower room and a main bathroom. The living space is arranged off the stunning hallway with its stone flagged floor and period staircase with polished handrail. There are two reception rooms plus a contemporary kitchen extension with bi fold doors opening out to the south westerly facing garden. There is a downstairs W.C., utility and an internal ornamental garden. The accommodation has the benefit of gas fired central heating to radiators. A rare opportunity indeed to own one of Beverley's most prominent properties.



## LOCATION

Newbegin Bar House stands at the head of Westwood Road, looking down one of Beverley's most desirable street scenes towards the Westwood pastures. The town centre lies approximately 100 yards level walk away. Beverley itself regularly features as one of the most desirable places to live in the country and is a historic market town with an excellent range of facilities together with the renowned Beverley minster, the open pasture land of the Westwood and its own racecourse and golf club. The retail offering includes multiple national brands together with numerous independent traders, many of which are clustered around the beautiful Georgian district of North Bar Within, Saturday Market, Wednesday Market and the Flemingate shopping centre.

Kingston Upon Hull - 11 miles

York - 31 miles

Leeds - 57 miles

At Junction 38, M62 Motorway - 13 miles

## *VIEW*



## *ACCOMMODATION*

An impressive six panelled entrance door opens to





### *ENTRANCE HALL*

Which has a beautiful stone flagged floor with limestone insets. A stunning return staircase leads up to the first floor with turned newel post, spindles and polished pine handrail. There is an understairs cupboard. Stunning leaded stained glass window halfway up to the landing.



### *CLOAKS/W.C.*

With contemporary style suite comprising W.C. and wash hand basin. Tiled floor.

### *DRAWING ROOM*

23'5" x 15'0" approx (7.14m x 4.57m approx)

A simply stunning room with a series of sliding sash windows with shutters looking down Westwood Road. The focal point of the room is a beautiful limestone fire surround housing a cast fireplace with living flame gas fire. Oak floor finish, 2 cylindrical contemporary style vertical radiators.



### *SITTING/DINING*

15'0" x 15'0" approx (4.57m x 4.57m approx)  
With two sliding sash windows with shutters looking along Westwood Road. With inset contemporary fireplace, original striped and stained wood floor.



### *CONTEMPORARY KITCHEN*

11'8" x 18'3" approx (3.56m x 5.56m approx)  
Extending to 31'6" Approx

An outstanding room with wide opening bi fold doors to two sides which look over the garden and provide access out to the courtyard. The kitchen features an extensive range of fitted units with granite work surfaces and a crescent shaped oak breakfast bar area. There are two under counter sinks with mixer tap and appliances include, Neff oven, combination microwave oven, warming drawer, five ring gas hob, extractor hood over, full height Neff fridge, Hotpoint freezer, Neff dishwasher, glass fronted wine fridge. There is a travertine tiled floor with underfloor heating and a sliding door opens to a enclosed internal ornamental garden space.



### *UTILITY ROOM*

With travertine flooring, plumbing for automatic washing machine.



## FIRST FLOOR

### LANDING

A spacious landing with cupboard to corner. A further staircase leads up to the second floor.

### BEDROOM 1

A dressing area has a fitted wardrobe and drawers together with providing access to the shower room and main bedroom area.

### BEDROOM AREA

15'0" x 12'6" approx (4.57m x 3.81m approx)

Upto the chimney breast which houses a beautiful marble fire surround with cast and tiled fireplace flanked by contemporary wardrobes to the alcoves, sash windows with shutters provide a stunning view down Westwood Road.



### ENSUITE SHOWER ROOM

With suite comprising low level W.C., wash hand basin, shower enclosure, heated towel rail.



## *BEDROOM 2*

15'0" x 15'0" approx (4.57m x 4.57m approx)

With a stunning marble fireplace with cast and tiled insert, built in cupboard to alcove, sliding sash windows with shutters providing a view along Westwood Road.



## *BATHROOM*

8'6" x 8'7" approx (2.59m x 2.62m approx)

With suite comprising panel bath with mixer tap, low level W.C. wash hand basin, tiled surround.



## *SECOND FLOOR*

### *LANDING*

With storage cupboard off.

### *BEDROOM 3*

13'0" x 13'2" approx (3.96m x 4.01m approx)

Up to chimney breast housing a cast basket grate. There are various built in cupboards. Window to front elevation.



### *BEDROOM 4*

15'4" x 12'0" approx (4.67m x 3.66m approx)

With feature cast basket grate, cupboards to side, window to front elevation. door to



### *BEDROOM 5*

13'7" x 10'2" approx (4.14m x 3.10m approx)

With vaulted ceiling, window to side. It is understood that this room was formerly a bathroom and has retained plumbing for this usage if required.





## OUTSIDE

To the front of the property lies a gravelled garden area with ornamental railings to Westwood Road. The enclosed wall garden provides a great space to relax or entertain. This is largely paved with raised planting areas and enjoys a south westley aspect.



## *GARAGE*

There is a parking space in front of the garage. The garage measures approximately 17'1" x 10'8" and is of brick construction with remote electric operated up and over door.



## *TENURE*

Freehold

## *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. We would recommend a purchaser make their own enquiries to verify this.

## *FIXTURES & FITTINGS*

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

## *AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

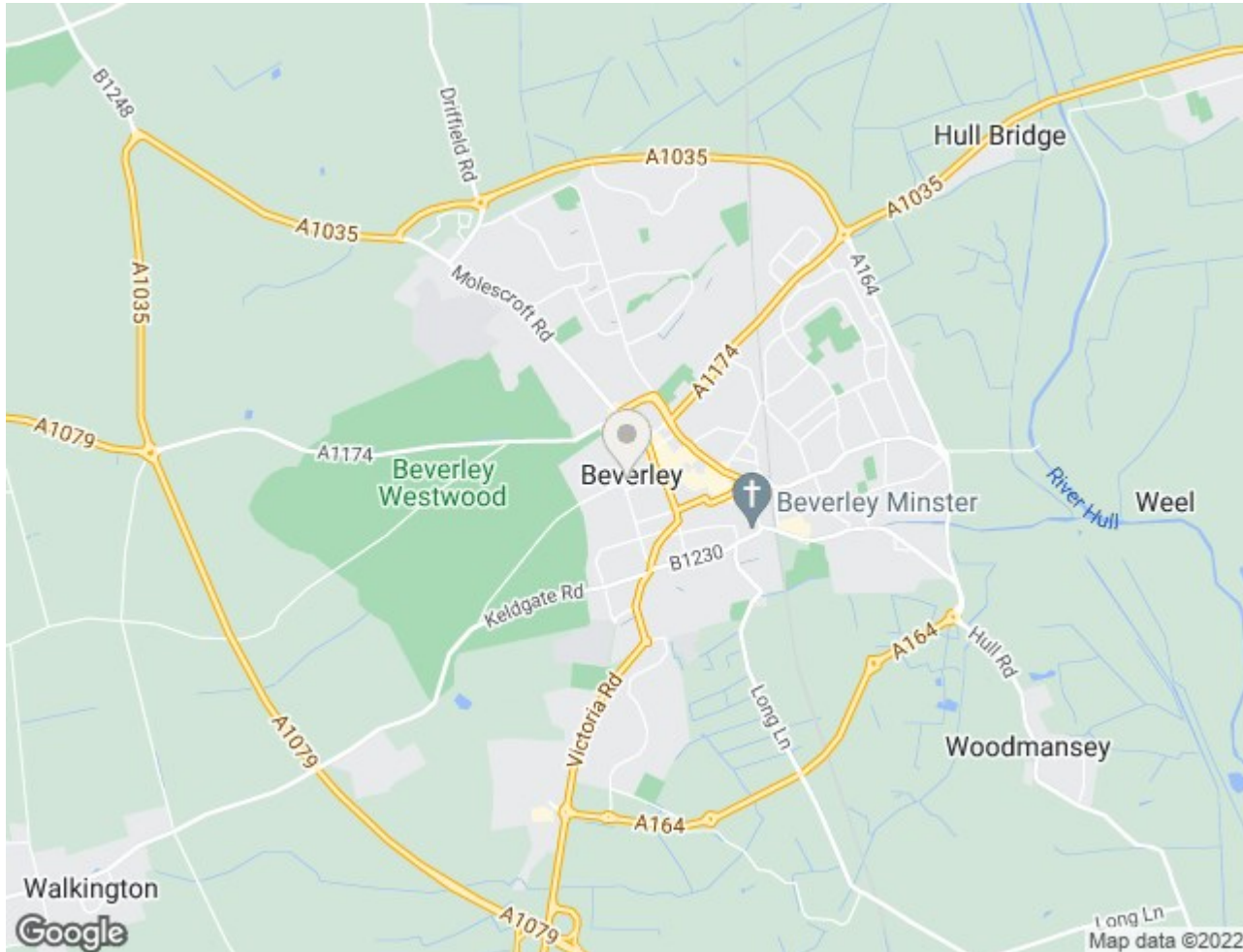
## *PHOTOGRAPH DISCLAIMER*

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

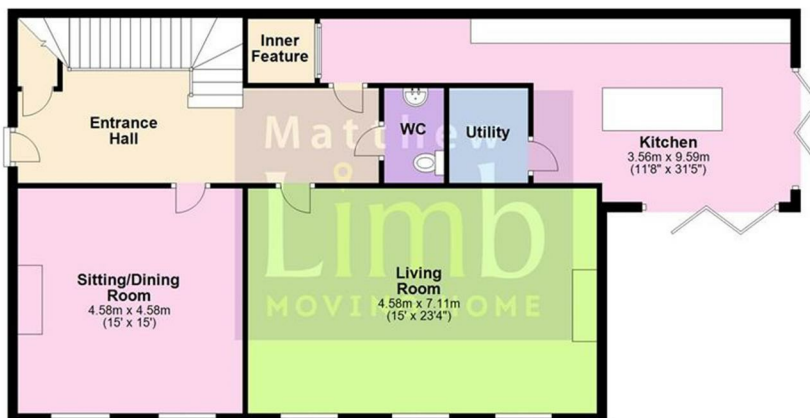
## *VALUATION SERVICE*



If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



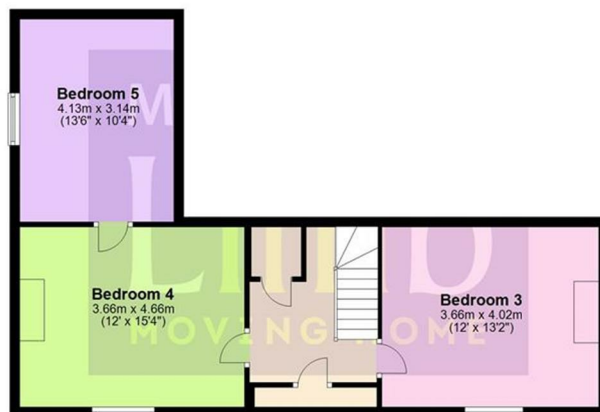
**Ground Floor**  
Approx. 109.4 sq. metres (1177.8 sq. feet)



**First Floor**  
Approx. 81.7 sq. metres (879.2 sq. feet)




**Second Floor**  
Approx. 56.5 sq. metres (607.9 sq. feet)



Total area: approx. 247.6 sq. metres (2665.0 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	