



The Shires Main Street, Beeford, Driffield, YO25 8AY

Welcome to

The Shires Main Street, Beeford, Driffield

An individually designed 4-bedroom detached barn conversion home beautifully presented with luxury upgrades, stunning south-facing gardens, open countryside views, a superb entertainment suite, and a sought-after non-estate village setting.

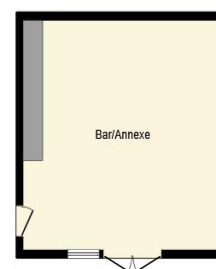




Ground Floor



First Floor



Outbuilding

Description

Internally, this home is as impressive as its setting. A magnificent reception hall provides a striking first impression, centred around an inglenook fireplace that beautifully reflects the character and heritage of the property. The living room is equally captivating, featuring a mezzanine level above that enhances both space and architectural appeal.

Description

Externally, the property continues to impress. The private, south-facing low maintenance rear garden enjoys uninterrupted views across open countryside and features an expansive decked terrace, creating the perfect setting for outdoor dining, entertaining, or simply unwinding in peaceful surroundings.

Reception Hallway

16' 4" x 13' 7" (4.98m x 4.14m)

Vestibule

Cloakroom/WC

Rear Entrance Hall

Lounge

32' 9" x 17' 7" (9.98m x 5.36m)

Dining Room

15' 7" x 14' 8" (4.75m x 4.47m)

Breakfast Kitchen

24' 7" x 18' 4" (7.49m x 5.59m)

Utility Room

10' 2" x 8' 10" (3.10m x 2.69m)

Utility Room 2

9' 4" x 7' 6" (2.84m x 2.29m)

Snug/Office

8' 10" x 8' 6" (2.69m x 2.59m)

Galleried Landing

Master Bedroom

21' 1" x 18' 5" (6.43m x 5.61m)

Jack & Jill En Suite Bathroom

Bedroom Two

15' 7" x 14' 9" (4.75m x 4.50m)

Bedroom Three

15' 9" x 11' 4" (4.80m x 3.45m)

Bedroom Four

9' 7" x 7' 10" (2.92m x 2.39m)

House Bathroom

Mezzanine Gallery

Outside

Garaging

18' 4" x 10' (5.59m x 3.05m)

Bar/Annexe

19' 9" x 19' 3" (6.02m x 5.87m)

Agents Note

There is a lane/gravelled driveway to the side of the property which provides vehicle access to the Shires only. There is pedestrian access over this lane leading to the footpath over the agricultural farmland to the rear.

The vehicle access has a prescriptive right of way. Please contact the agents for further information if required.

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.focalagent.com

Welcome to

The Shires Main Street, Beeford Driffield

- Individually designed detached barn conversion built in 2000
- Beautifully presented versatile living space with four reception rooms
- Luxury recently updated kitchen, redesigned bathrooms and cloakroom and built-in Hammonds bedroom furniture
- Superb entertainment suite with bar, plus south-facing private gardens overlooking open farmland
- Prime non-estate village location with excellent access to Beverley, Hull, and the east coast

Tenure: Freehold EPC Rating: C

Council Tax Band: G

Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BEV107281](https://www.williamhbrown.co.uk/Property/BEV107281)



Property Ref:
BEV107281 - 0015

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