



THE CLOSE, ALLERTHORPE YO42

£750,000

NORTH
RESIDENTIAL

An elegant Edwardian family home, encapsulating many fine period detail, surrounded by impressive gardens and with a range of outbuildings within this prime, unspoilt village.

This is a beautiful and welcoming home filled with character and rich period detail. The house is a splendid example of a village house which has been meticulously cared for. The property has fantastic accommodation of about 3223sqft in total and is perfectly enhanced for modern family living, being situated within a charming, pretty village near Pocklington and York. This is an accessible location, with easy access to the amenities of both Pocklington and York.

The Close is characterised by fine Edwardian detail including well-proportioned rooms, elegant ceiling height, picture rails, deep covings, and skirtings. This desirable property has outstanding accommodation which provides enormous flexibility. Benefitting from being naturally light throughout and with double glazing, the accommodation offers tremendous space for entertaining and family living. It is in an ideal position, being in the heart of this pretty village.



Tenure Freehold	Local Authority East Riding	Council Tax Band Band F	EPC Rating Band D
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Property Description.

Located a short drive from the town centre of Pocklington, with its superb selection of independent retailers. The house benefits from beautiful reception space and four generous bedrooms. The Close is complemented by a fantastic range of outbuildings, incorporating a gym, double garage, and workshop space. This will provide opportunity (subject to PP) for creating ancillary and annex accommodation if required. The house sits centrally within extensive and private grounds, offering a high degree of privacy.

The house is accessed through the front vestibule which has double doors, a tiled floor and plenty of space for keeping coats and shoes. The impressive inner hall at the center of the house has a welcoming feel, there is an engineered oak floor, a side window and space for a seating area or placing of furniture to make this more than a hallway. The principal sitting room to the front is a key reception space, it benefits from having a dual aspect, a lovely bay window, engineered oak floor and a wood burning stove with a tasteful marble surround and hearth. Views over the lawn and towards St. Botolph's, the village Church, can be enjoyed. This room has an inviting and warm feel, it is perfect as a sociable space and captures lovely natural light and flexibility for family life.

The dining room is equally impressive with attractive proportions and provides an opportunity for formal and relaxed entertaining. Also benefiting from an engineered oak floor and views of the garden, there are double doors providing garden access, making this a particularly nice entertaining space in the summer. An adjacent snug has views onto the side garden and offers additional flexibility with this family friendly space. A good-sized study which looks onto the courtyard and outbuildings has integrated bookshelves, this is an ideal office space and would also make a perfect additional family room with it being positioned adjacent to the kitchen.

The breakfasting kitchen has a country style tiled floor and an excellent range of farmhouse style wall and base units from solid oak. There is a Rangemaster with a five-ring gas hob, space for a dishwasher and an attractive unobstructed view towards the rear.





Property Description.

A utility room off the kitchen has a door into the garden, a tiled floor, worksurface and plumbing for a washing machine and drier. The remaining ground floor accommodation includes a shower room with white fittings and storage below the wash hand basin.

The first-floor landing has a feeling of volume and space. All bedrooms are good-sized double rooms. The principal bedroom to the front benefits from elevated views of the mature landscaped garden, the Church and has a full wall length of integrated wardrobes. Bedroom two also has views of the Church. Bedroom three has integrated wardrobes with shelves and hanging space and bedroom four has an integrated wardrobe and dressing table. The family shower room has a tiled floor, a rainfall shower, storage below the wash hand basin and there is a separate WC with a tiled floor.

The house accommodation provides the ideal balance for entertaining and accommodating family life.

Services.

Mains services are installed. Gas fired central heating.

Directions.

Postcode – YO42 4RW

For a precise location, please use the What3words App///canyons.covers.rufflings









Outside.

The house sits back from Back Lane, centrally within the garden and provides a high degree of privacy. The sweeping drive leads beyond the house to the rear where there is plenty of parking for multiple vehicles. The lawn encompasses the house to the south and east. There are mature borders with shrubs, trees, and brick-built sheds, formally the dog kennels.

To the west of the house and adjacent to the rear parking is a fantastic range of outbuildings which offer great flexibility and potential. These are currently split into sections for designated uses which include a gym, with WC and store, double garage with workshop and a dual aspect games room with workshop and storage. All parts of the outbuilding have double glazing and electricity, the garage has an electric roller door, and an electric car charging point.

Subject to planning permission, this excellent range of outbuildings could be converted into a residential annex, for a holiday let, office space or further utilisation as a gym, games room and hobby space.

The rear of the garden has an appealing open outlook over open countryside, there is a patio and multiple areas to enjoy the sun and light throughout the day. The garden is a tranquil haven with impressive space.





Location.

Allerthorpe is a highly regarded and pretty village, located just outside the popular market town of Pocklington. The village has a strong and active community, with St. Botolph's Church dating back to the 12th Century, being pivotal in arranging many of the annual activities taking place. This includes weekly plant sales, cake stalls, Christmas and Easter events and village socials. The Plough Inn and village hall are also focal points for village life. Allerthorpe Common is a nature reserve and site of special scientific interest. It is a popular wood and common for walking, wildlife, and conservation. Located about 0.5 mile south of the village is Allerthorpe Golf and Country Park, a 9-hole golf course, driving range, with bar and restaurant. A few minutes away from here is the Allerthorpe Lakeland Park, set in 53 acres this is a watersport and lakeland park, with lakeside and woodland walks, café, and children's play area.

Allerthorpe offers quick access onto the A1079, providing easy access to York, Beverley, Hull and Leeds.

Pocklington is a historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary and secondary education. There are national supermarkets and quick access onto the A1079 to head east and west. A rich variety of sporting, recreational, educational, and cultural activities are available within close walking distance. Francis Scaife Sports Centre has a swimming pool, gym, squash courts, a variety of fitness classes, sports clubs, and sports hall. Burnby Hall Gardens located within Pocklington is "a jewel in Yorkshire's crown" and home to a national collection of water lilies, the gardens host an annual tulip festival, Sunday brass band concerts and has a well-regarded tearoom. The Pocklington Arts Centre is a popular and well-known asset in the town and is home to cinema, music, comedy, and theatre productions.



Location.

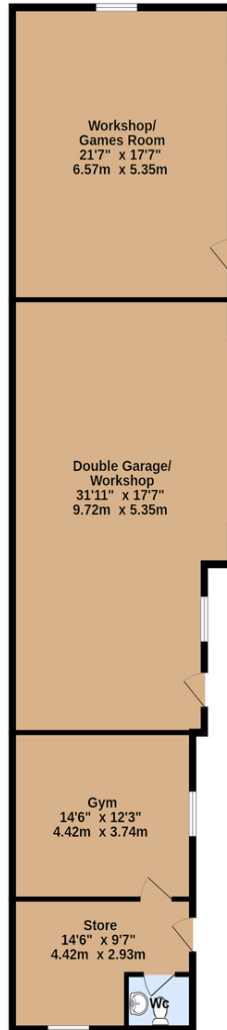
The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be reached with beautiful beaches at Fraisthorpe, Filey and Skipsea. Numerous golf courses are within easy reach.

Beverley, about seventeen miles south-east, is an historic and attractive market town with Beverley Minster, a racecourse and a variety of high quality, independent and national retailers.

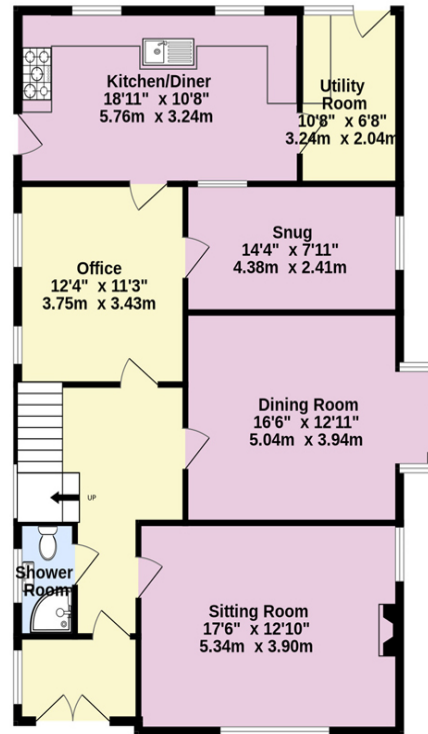
The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.



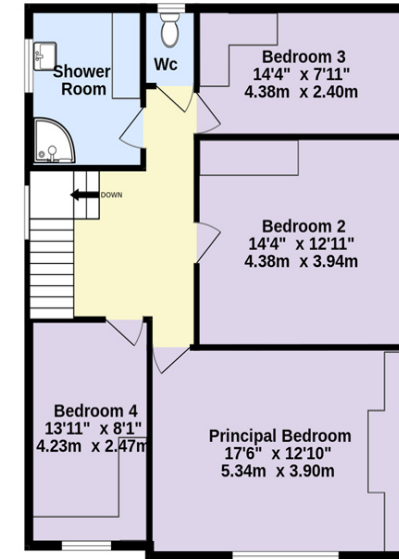
OUTBUILDINGS
1230 sq.ft. (114.2 sq.m.) approx.



GROUND FLOOR
1138 sq.ft. (105.7 sq.m.) approx.



1ST FLOOR
855 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA : 3223 sq.ft. (299.4 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



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated March 2024.

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