



NUNBURNHOLME, YORK YO42

£285,000

NORTH
RESIDENTIAL

A cottage filled with character, offering a rare opportunity to live in a desirable village within the splendour of the Yorkshire Wolds.

It is understood the cottage has origins from about the mid 1600's and offers about 1082sqft in total. Benefitting from four bedrooms, the property provides deceptive space in the heart of this un-spoilt village near Pocklington.

Benefitting from having attractive space for entertaining and family living. It is in an ideal position, within easy reach of Kilnwick Percy Hall, The KP Golf course and the rolling Wolds countryside is on the doorstep. The house would benefit from some modernisation.



Tenure
Freehold

Local Authority
East Riding of Yorkshire

Council Tax Band
Band C

EPC Rating
Band D



Property Description.

The country style breakfasting kitchen has a Belfast sink and exposed beams and the beams continue into the sitting room where there is an impressive woodburning stove within a striking brick Inglenook fireplace. The spacious triple-aspect sitting room has doors leading into the rear garden and offers ample space for a combined dining area or study area. There is a good-sized utility room with a door leading into the rear garden and the family bathroom with a white suite is adjacent.

There are four bedrooms on the first floor, offering generously sized rooms. The views from the rear are particularly spectacular with views over open countryside.

The enclosed rear garden is nicely laid to lawn with a patio, mature colourful borders, a garden store and side access to the front is available. There is off-street parking to the front. This attractive home has many fantastic qualities, this is a versatile and nicely proportioned property, making it a perfect home.

Nunburnholme is a small, un-spoilt and highly accessible village about three miles to the east of Pocklington. The Yorkshire Wolds Way and Wilberforce Way run through the village. The historic estate villages of Warter and Londesborough are close by. The village is within the catchment of the CoE primary school at Warter, rated outstanding by OFSTED.

Services.

Mains electricity, drainage to septic tank, solar panels / woodburning stove heat hot water / radiators.

Directions.

Postcode – YO42 1QY







Location.

Kilnwick Percy is about 2.5 miles west. The current hall was designed by John Carr of York in 1790 for a Leeds wool merchant, Robert Denison, to replace the Elizabethan Hall. At its peak, the estate covered 2600 acres until being split. Now home to the Madhyamaka Kadampa Meditation Centre, the hall is a popular retreat, with café, shop and walks can be enjoyed around the grounds, lake, and woodland. The KP Club golf course is located adjacent to the Kilnwick Percy Hall, set in 120 acres of parkland, this 18-hole course also has a driving range. There is a restaurant and café, gym, and spa.

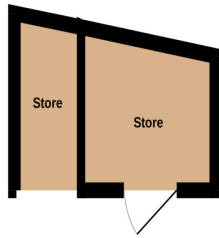
Pocklington is a historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary 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. 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.

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.

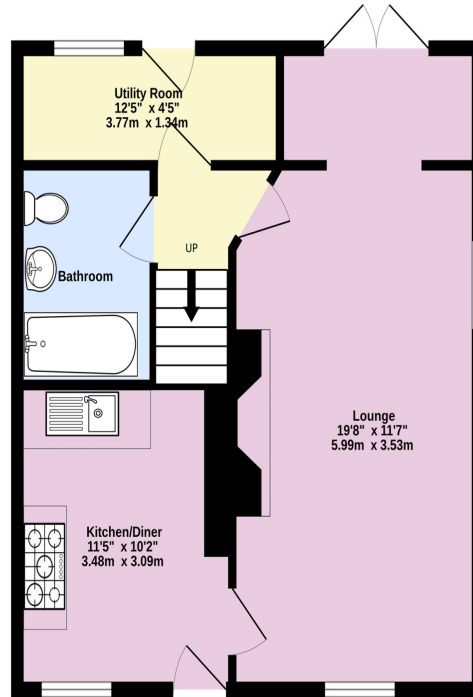
The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous 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.



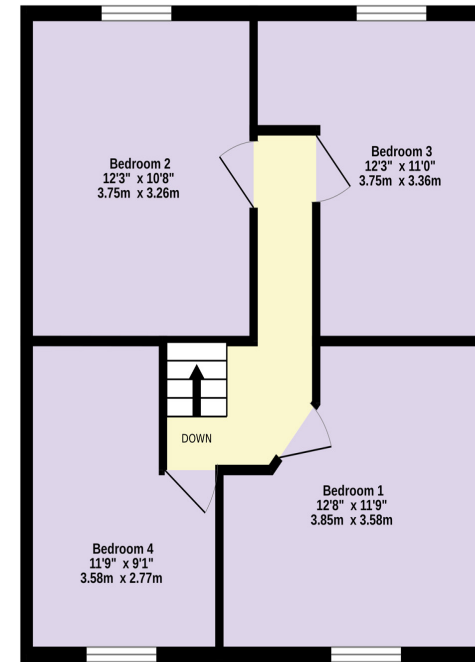
BASEMENT
55 sq.ft. (5.2 sq.m.) approx.



GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 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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PLEASE CONTACT THE POCKLINGTON OFFICE - 01759 779025 - 70 MARKET STREET, POCKLINGTON, YORK YO41 2AB

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 June 2024. Photographs and videos dated June 2024.

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