



THE CROFT, EAST COTTINGWITH, YORK YO42 £399,950

NORTH
RESIDENTIAL

A beautifully presented and stylish home, offering a superb opportunity to live within a pretty village, perfectly located for York and Pocklington.

This is a beautiful, welcoming, and stylish home which is presented in excellent condition and has been meticulously cared for with numerous improvements. The property has fantastic accommodation of about 1633sqft in total and is perfectly enhanced for modern living, being situated within a charming and historic village in the Vale of York. This is an accessible location, with easy access to the amenities the nearby popular town of Pocklington has to offer.

This desirable property has outstanding accommodation with high quality, modern and tasteful fixtures, this stunning home benefits from being naturally lit throughout; the accommodation offers tremendous space for entertaining and family living. It is in an ideal position, within this un-spoilt village and countryside walks can be enjoyed from the doorstep. The house benefits from beautiful reception space and three double bedrooms, each with an en-suite.



Tenure
Freehold

Local Authority
East Riding of Yorkshire

Council Tax Band
Band D

EPC Rating
Band











Property Description.

The welcoming entrance hall offers a warm feel to the house, it provides generous space for occasional furniture and there is an understairs cupboard. Off the hall is a WC with modern white fittings with storage below the wash hand basin. There is a utility with a sink, plumbing for a washing machine and dryer, and a range of wall and base units which match the kitchen, this includes a generous larder style cupboard.

The impressive, stylish kitchen with dining area has attractive proportions and offers family friendly and sociable space. It has been fitted with tasteful and high-quality modern wall and base gloss units in a soft stone hue with a granite worksurface. Integrated appliances include a fridge freezer, double oven and warming tray, electric hob and dishwasher. The dining area is defined by a stunning exposed brick wall with double glass doors leading onto the patio and garden beyond.

The dual aspect sitting room with an oak floor has a wood-burning stove making this a particularly welcoming space, for entertaining and relaxing where the views onto the stunning garden can be enjoyed through double glass doors. The ground floor reception space has been designed to allow full benefit of the views onto the beautifully private garden. This space has been planned to capture lovely natural light and offers wonderful flexibility for family life. The sitting room provides a stunning statement at the heart of this property. There are integrated book and display shelves and log stores.

The whole ground floor, apart from the sitting room, has an impressive porcelain tiled floor and there is under floor heating throughout the whole ground floor.

The first-floor landing has been designed with a modern and airy feel, which is complemented by an oak and glass panelled staircase and galleried landing.





There are three double bedrooms, all with an en-suite. The principal bedroom benefits from an excellent range of integrated wardrobes and drawers in a smart white gloss. The en-suite shower room has modern white fittings with storage below the wash hand basin, it is fully tiled with a heated towel rail and there is a rainfall shower together with a normal shower head.

Bedroom two also has integrated wardrobes in white gloss and the en-suite shower room with modern white fittings has integrated storage, a quartz shelf, heated towel rail, rainfall and normal shower head and it is fully tiled. Bedroom three, also with integrated wardrobes, has an en-suite bathroom, the roll top bath sits centrally and there are modern white fittings, two wash hand basins, a heated towel rail and storage below the wash hand basin.

The house accommodation provides the ideal balance for entertaining and accommodating family life and it is presented to the highest standard throughout. There is the benefit of double glazing and tastefully designed oak doors. The single garage has an electric vehicle door and side pedestrian door.

Outside.

There is a block brick drive for parking to the front. The west facing rear garden is a tranquil haven with lovely space, which has been cared for and maintained to the highest standard. The garden is fully enclosed. The patio by the kitchen and sitting room is perfect for entertaining being adjacent to the two sets of double doors. There is a rich variety of borders and lawn providing texture and colour throughout the year and the quiet ambience can be enjoyed. The garden is a delightful part of the property. Convenient access from a side path leads from the front to the back of the house.

Services.

Mains services are installed. Oil fired central heating.



Location.

East Cottingwith is within a perfect location for accessing York, it is about 11 miles to the A64 and about 9 miles to the market town of Pocklington. York University at Heslington is about 12 miles away, and the city centre is about 13 miles away. The amenities of York including the York designer outlet, Waitrose, the Vanguard shopping centre and Monks Cross retail park are all within an easy drive. The village is located east of the River Derwent and there is the church of St Mary's within the village. Pocklington canal is located to the north of this peaceful and un-spoilt rural village. The town of Howden is located about 10 miles to the south where there is access to the M62 and Howden train station with direct services to London.

Melbourne is about 3.5 miles away, this is an attractive village which has a popular primary school, well-liked pub The Melbourne Arms, play park with playing fields, tennis court, cricket and football field, bowling club, village hall and post office. There are beautiful walks along Pocklington Canal which runs parallel to Main Street. The Pocklington Canal Amenity Society runs boat trips along part of the Canal from Melbourne. Walks along the Canal eastwards lead back towards Pocklington and Canal Head.

Sutton upon Derwent about 5.5 miles to the north is a highly desirable and un-spoilt village. The village has St Michael's Church and a popular pub, the St Vincents Arms, a village hall with a Post Office service four days a week, renowned tennis club, cricket club and primary school. There is a playing field, a mobile library service and beautiful walks to enjoy together with the Lower Derwent Valley National Nature Reserve. The nearby village of Elvington has a village shop and a doctors' surgery.





Location.

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.

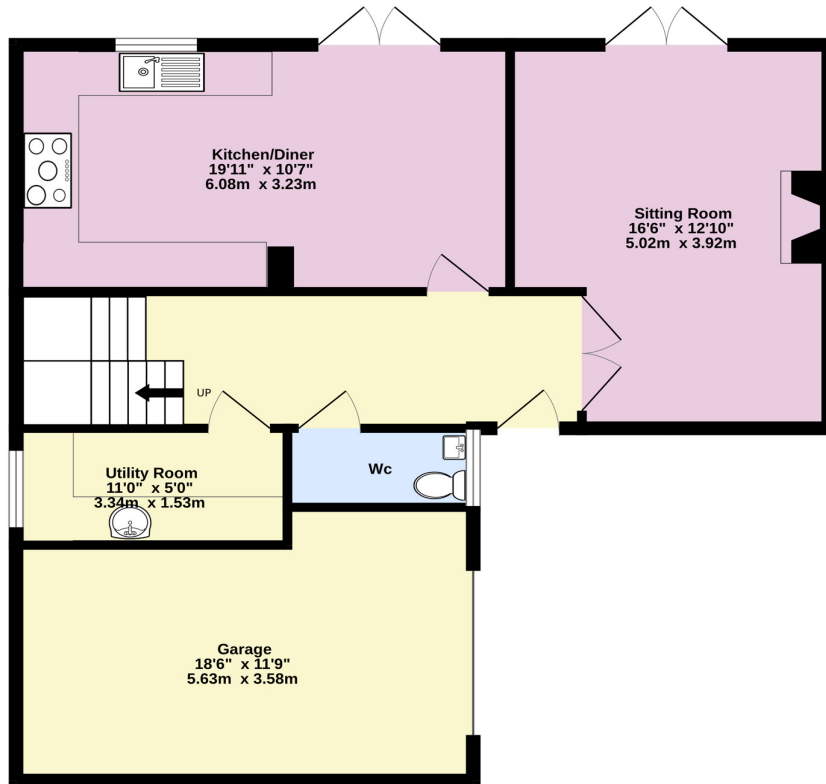
Directions.

Postcode – YO42 4UA

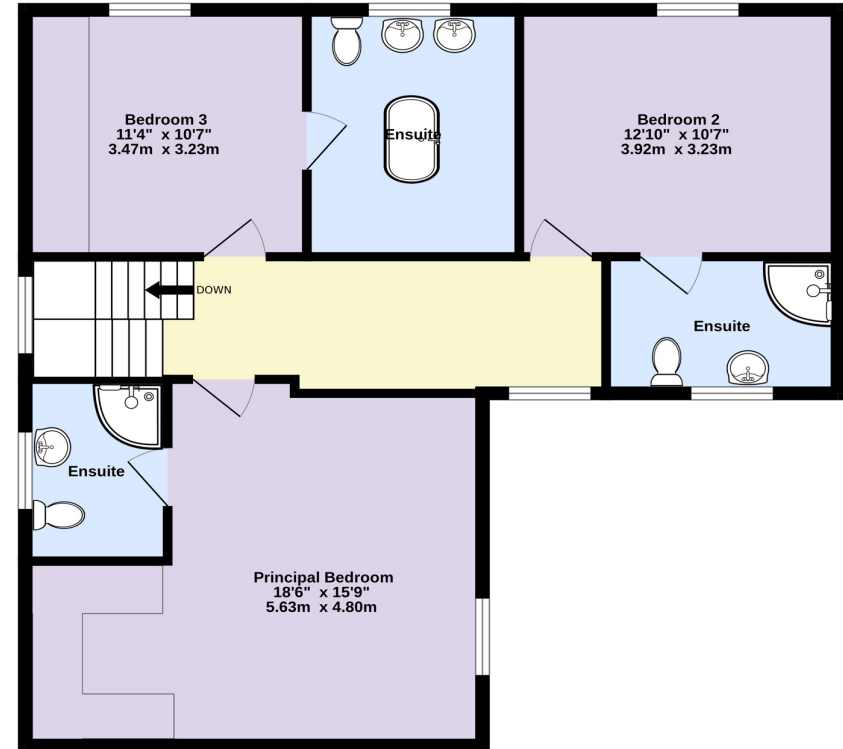
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GROUND FLOOR
812 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR
821 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 1633 sq.ft. (151.7 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, YO42 2AB

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Particulars dated July 2024. Photographs and videos dated July 2024.

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