

Melbourne, York

£825,000

Stephensons
estate agents & chartered surveyors

Main Street, York YO42 4QJ

Est. 1871

£825,000

A substantial six bedroom detached home in the village of Melbourne, arranged over two wings combining period character with contemporary open-plan living. With generous gardens, a large garage and parking for at least five cars, this home offers exceptional space for family life.

Set in the highly regarded East Riding village of Melbourne, this impressive six bedroom detached home offers an exceptional level of space and flexibility, thoughtfully arranged over two distinct wings. It is a rare opportunity for those seeking a substantial family home, multi-generational living or room to work from home in a superb village setting.

Melbourne is a sought-after village lying just south of the Pocklington Canal, approximately 4.5 miles south-west of the market town of Pocklington, with Market Weighton around eight miles to the east and the historic city of York about twelve miles to the west. Surrounded by open countryside, the village enjoys a peaceful, rural character while remaining well placed for the amenities, schools and transport links of the surrounding towns. Local life is centred around the village hall, playing field and well-supported cricket, football and bowling clubs, and the village is home to its own primary school.

The east wing is the original part of the property, dating back to the late 1800s, and retains a wonderful sense of period character. It comprises a fully fitted kitchen, a practical utility space and a three piece bathroom, together with a formal







Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: TBC
Council Tax: E - East Riding of Yorkshire
Current Planning Permission: No current valid planning permissions

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*Download speeds vary by broadband providers so please check with them before purchasing.











dining room and a private, front-facing living room with a charming bay window. Upstairs, three dual aspect double bedrooms are served by a three piece shower room.

Above the driveway, a beautifully extended snug connects the first floors of the east and west wings, creating an additional living space and joining the two halves of the home seamlessly.

The west wing offers a more contemporary feel. Downstairs, a superb open plan kitchen, dining and sitting room enjoys French patio doors opening onto the garden, making it ideal for entertaining and everyday family life alike. A separate study, which could easily serve as a seventh bedroom if required, and a three piece shower room complete the ground floor. Upstairs are three further bedrooms, two of which are generous doubles and one with its own three piece ensuite bathroom.

Outside, the grounds are every bit as impressive. The garden is a fantastic size, mainly laid to lawn and complemented by a separate patio area and raised flower beds, providing plenty of space for relaxing and entertaining. A large garage with two double opening doors and a workspace offers excellent versatility, with a door leading to a small patio area to the rear of the utility. The driveway provides parking for at least five cars.

The property is offered with no onward chain and early viewing is highly recommended.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3113 SQ FT / 289.24 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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