



Crows Nest, Pocklington, YO42 1TS

- Bungalow with approx 2 acres and stunning views • Entrance hall and cloakroom • Kitchen • Utility room • Lounge and dining area with views over the garden • Conservatory • 3 double bedrooms, master having en suite • House bathroom
- Wraparound gardens, paddock approx 2 acres and general purpose building • Garage, oil fired central heating, EPC =

D

Guide Price £675,000

If you are looking for a rural home with spectacular views reaching as far as York Minster then look no further. Being only a couple of miles from both Pocklington to the south, and the A166 to the north, it is ideally placed for those seeking a lifestyle change yet need to be close to major road and rail links for commuting.

'Crows Nest' hasn't been offered onto the open market for over thirty years so it is a fantastic opportunity to become the new owners of such a property.

Upon entering the bungalow the spacious entrance hall has a built-in storage cupboard, a utility room with a stainless steel sink unit, and is also plumbed for a washing machine, the cloakroom has toilet and wash basin. A courtesy door leads into the attached garage, the garage was built as such that it could convert into further accommodation if someone wished to do so.

The spacious, light and airy kitchen has a range of wall and base units, contrasting work surfaces some of which are granite work surfaces. Integral appliances include a Neff 5 ring calor gas hob, eye level Creda oven and dishwasher.

The lounge has a coal effect calor gas fire and sliding doors to the garden. An archway leads through to the dining room with patio doors opening into the large conservatory.

There are three double bedrooms, one of which is currently used as a home office. The master bedroom has a walk in wardrobe and en-suite shower room comprising for corner shower, bidet, WC, hand basin and electric heated towel warmer.

The house bathroom has a bath with shower over, WC, pedestal hand basin and airing cupboard with emersion heater.

Outside there is attached garage with automatic up and over door, the oil fired boiler is located in here and there is useful loft space storage above.

Mature gardens surround the property, several patio areas which catch the sun as it moves round the bungalow, with a very private patio area at the side of the garage. Beyond is a vegetable patch for the green fingered gardeners. A small orchard with several fruit trees, such as bramley apple, two pear trees and Victoria plum trees. There is a large general purpose building with power and lighting, beyond the garden is a large grass paddock.

It is rare that such unique properties come to the market, and the wonderment of Crows Nest can only be appreciate from seeing it for yourself.

Location

From Pocklington:-

Turn right at the roundabout and continue past the petrol station, taking the next right onto Garths End. Upon reaching the next roundabout take the first left and proceed out of Pocklington. Continue, straight along this road and proceed up the hill towards Givendale. As you reach the brow of the hill you will see a sign for Grimthorpe Manor on your left - Crows Nest drive entrance is immediatley after this on the left.

Pocklington is a market town approx. 13 miles east of York, approx. 25 miles from Hull and approx.18 miles from the access to the M62 at Howden. It has a good range of facilities with supermarkets, library, doctors' surgery, dental practices, churches, and the well supported Pocklington Arts Centre. Within the town is an excellent U3A with a wide range of activities and groups. The town is also well served with schools for all age groups, including the well regarded Pocklington public school, and has good sporting and recreational facilities.





Stunning views towards York Minster



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	74	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services Oil central heating, drainage to septic tank



Address:
Reference: 935



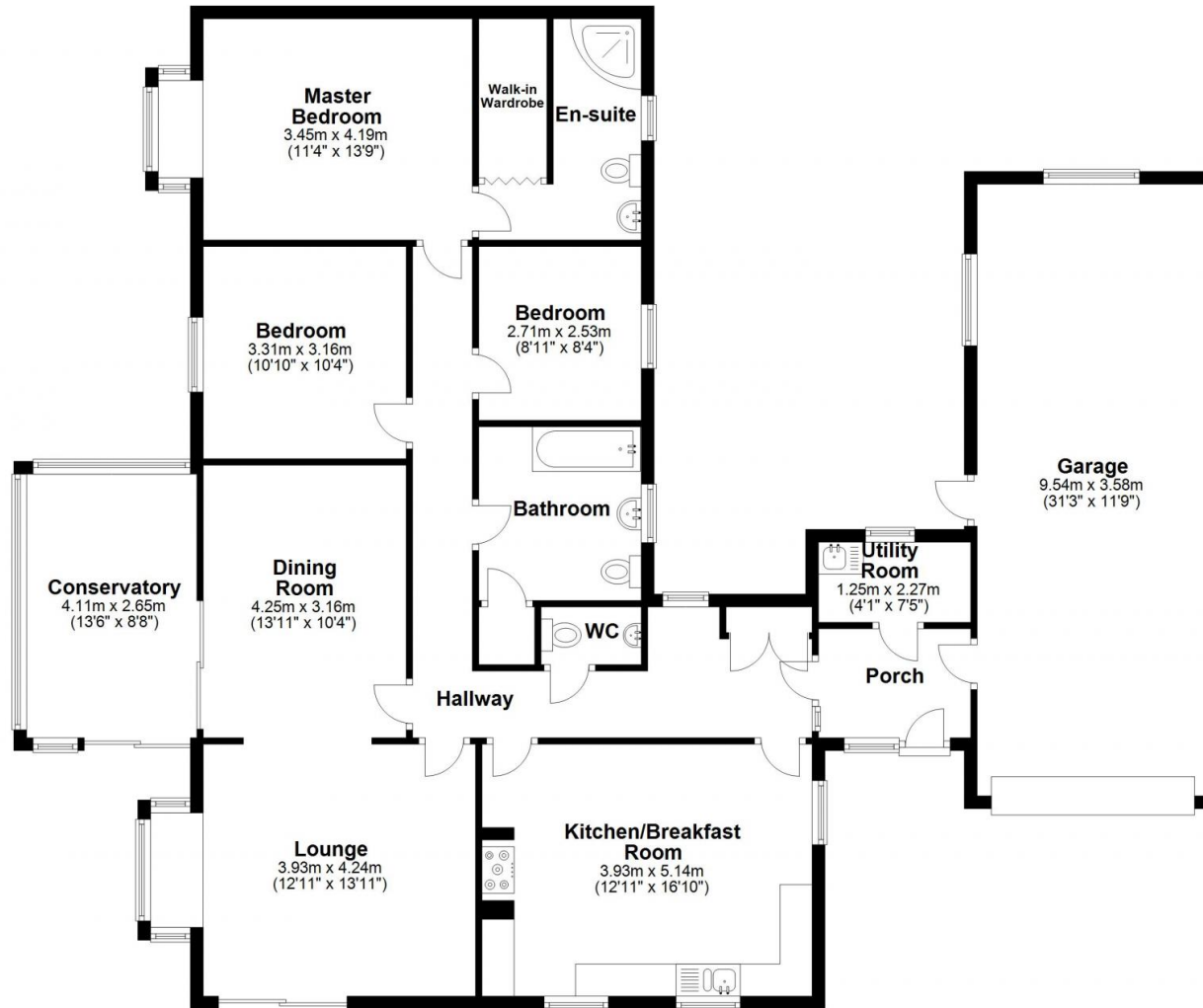
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Offices in **York, Pocklington and Market Weighton**

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Ground Floor
Approx. 175.7 sq. metres (1890.8 sq. feet)



Total area: approx. 175.7 sq. metres (1890.8 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

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