



Mill Lane, Bielby

- A substantial family home • Open fields to the side and rear • Living room with an open fire and a separate snug • Formal dining room • Kitchen with granite worktops and a utility room off • Six double bedrooms, two with en-suites • Family bathroom • Double garage with a potential home office above. Off street parking for at least 8 cars • Fully enclosed rear garden with two seating areas • EPC = C

Guide Price £550,000

Are you looking for a change of lifestyle, like the idea of rural living, yet still need quick access to Pocklington and the main road networks, then look no further as this substantial property is not to be missed. This lovely family home is extremely deceptive from the front elevation as it boasts six large double bedrooms, multiple bathrooms and various reception rooms. Not only is the property large but it also benefits from open fields to one side and the rear, a rare commodity for many houses these days.

Entering through the front door you find yourself in a spacious entrance hall with stairs leading to the first floor. Solid wood flooring has been laid throughout the majority of the ground floor with the only exceptions being the kitchen and utility room. The formal dining room is the first on the left hand side and can accommodate a large table and chairs. Shutters have been installed to the bay window of both the dining and living room, which are both located to the front of the property, a lovely feature that will surely appeal. Moving across the hallway to the living room you will find an attractive open fire with granite hearth and marble surround, the perfect addition for the colder winter months. There are dual aspect windows that allow not only natural light to enter but provide views over the open fields at the side. A set of timber doors open to the sunny family room at the rear of the property. This room could be used for a variety of purposes including a home office, a playroom or as another dining area as it is adjacent to the kitchen. French doors open to the raised seating area and garden beyond.

The kitchen is a good size and has various wall and base units for storage. There is plenty of space at the centre of the kitchen for either a large table and chairs or a kitchen island, if so desired. There is L shaped granite worktop that incorporates a ceramic sink with drainer. At the far end of the kitchen there is a large Stoves cooker with a five ring gas hob and two ovens below. In addition there is space for a dishwasher and an American style fridge/freezer. The utility room is just off the kitchen and has two separate quartz worktops with space below for further white goods. Within the utility there is a cloakroom comprising of a w/c and hand basin.

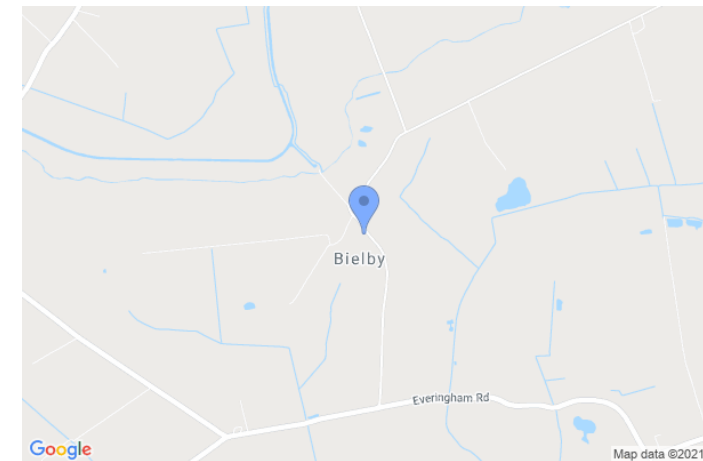
To the first floor there are four large double bedrooms, two of which have fitted wardrobes. The master benefits from an ensuite comprising of a bath with shower attachment, w/c, bidet and hand basin with storage below. This ensuite can be accessed from not only the bedroom but the landing as well. There is a family bathroom comprising of a walk in double shower with rainfall shower head, bath, pedestal hand basin and w/c. To the second floor there are two further bedrooms, both of which have Velux roof lights that allow natural light to enter. There is another ensuite on this floor comprising of a shower, w/c and hand basin.

Externally the property has a good sized south west facing garden which is mainly laid to lawn with the addition of a raised decked seating area adjacent to the house and a gravelled area in one corner. There is a substantial double garage that has a floor above which has been boarded out and would be perfect for a home office with great views. There is ample parking for a number of cars.

Location

Agents Note: There are 16 freehold solar panels on the roof that generate circa £700 p.a.

Bielby is a popular village that lies approximately 4 miles from Pocklington, 14 miles from York, 23 miles from Hull, 40 miles from Leeds and is only 12 miles from the M62 motorway and rail network at Howden. Bielby is ideally situated for country walks and yet within reach of the facilities offered in Pocklington. An ideal location to enjoy the beauty of rural living, yet have the benefit of being within commuting distance to major towns and cities.





A SUBSTANTIAL FAMILY HOME WITH SIX BEDROOMS AND VIEWS OVER OPEN FIELDS



R M English Ltd, 18 Castlegate, York, YO1 9RP Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	79
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		0	0
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 Mains water, electric & drainage. Oil fired central heating.



Address:
Reference: 1014



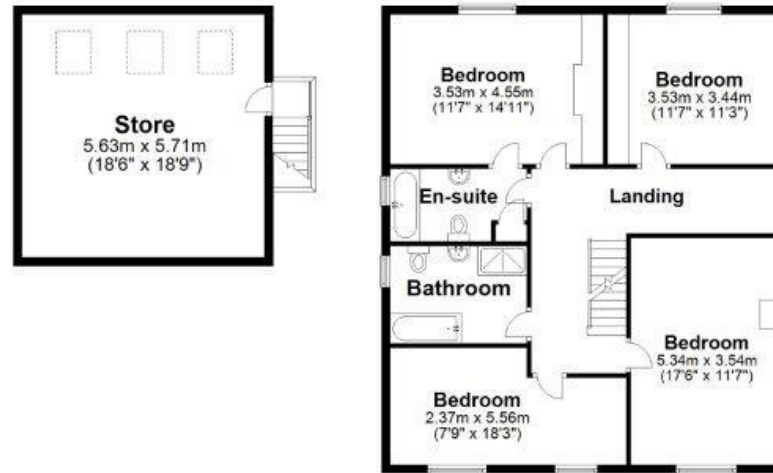
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R M English Ltd, 18 Castlegate, York, YO1 9RP Tel: 01904 697900

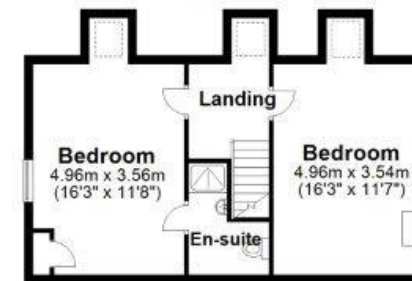
First Floor
Approx: 97.5 sq. metres (1049.7 sq. feet)



Ground Floor
Approx: 95.1 sq. metres (1023.5 sq. feet)



Second Floor
Approx: 48.6 sq. metres (523.1 sq. feet)



Total area: approx. 241.2 sq. metres (2596.3 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 PlanISO.

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