



Rookburn, Campey Lane, Melbourne, York, YO42 4RB

- BEAUTIFUL FAMILY HOME ON A LARGE PLOT AND OPEN COUNTRYSIDE TO THE REAR • SPACIOUS LIVING ROOM • DINING ROOM/GARDEN ROOM • DINING KITCHEN PLUS SEPARATE UTILITY • MASTER BEDROOM SUITE WITH DRESSING AREA AND FABULOUS SHOWER ROOM • THREE FURTHER DOUBLE BEDROOMS ONE WITH ENSUITE SHOWER ROOM • FAMILY BATHROOM WITH SEPARATE SHOWER • STUDY OR FURTHER BEDROOM • AMAZING OUTSIDE SPACE THAT WRAPS AROUND THE PROPERTY • GARAGE PLUS PARKING FOR NUMEROUS VEHICLES • OIL CENTRAL HEATING AND uPVC DOUBLE GLAZING • EPC RATING = E •

Offers in excess of £585,000

Tucked behind mature hedging makes it very difficult to appreciate the size of both the accommodation and gardens of Rookburn, and the fact that it overlooks open countryside to the rear. No amount of photographs can fully portray what this beautifully presented property has to offer.

From the storm porch you step into an entrance hall that has a good sized store cupboard. The very spacious living room has a lovely bay window to the front, a gas fire in modern surround and bifold doors opening into the large garden room. Currently utilised as a dining room, the garden room has three sets of French doors and patio doors onto the extensive area of decking.

The dining kitchen is accessed from both the living room and garden room and has a range of hand painted units with granite work surfaces incorporating a Belfast sink. Integral appliances include fridge freezer, dishwasher and microwave. The Fisher & Paykel range cooker has six LPG gas rings, two electric ovens with warming drawer and pan storage drawer. Beyond the kitchen is a dining area. Off the dining kitchen is a sizeable utility room with storage units, sink unit and the Worcester Bosch central heating boiler that was installed in 2018. From the utility is a storage area that is ideal for garden equipment or motorbike.

Moving to the south wing of the property is a fabulous master suite. The large bedroom has ample space for a seating area too with patio doors onto the rear decking. A dressing area has an extensive range of fitted wardrobes and leads to the amazing fully tiled ensuite shower room with Pharo power shower, twin hand basins and WC. Bedroom two has a bay window to the front, fitted wardrobes and drawers and a fully tiled ensuite shower room. There is a further double bedroom with bay window. The fully tiled bathroom comprises a bath with antique style mixer shower and inset mirror, separate shower cubicle, hand basin and WC. There is a study that could be a bedroom five if desired, and has French doors to the rear decking.

A loft extension has a large bedroom area that would make an ideal teenage haven, with good sized eaves storage. The property has uPVC double glazing and oil central heating. To the front is a gravelled driveway with space to park numerous vehicles. Double gates give access to the single garage to the side of the property.

The outside space is fully enclosed and wraps around three sides, each offering a different experience. To the side is a lawned garden that then extends to the rear where you will also find an elevated seating area with rockery planting. Decking is along the rear of the house and has a covered seating area with patio heaters. This is a perfect alfresco dining area and with access to the garden room means entertaining well into the evening. A separate area has a kitchen garden and pond. To the side with the garage is a dog run that has access to the integral garage store. There is lighting all around the property.

Location

Melbourne has a thriving community spirit and holds many activities within the village hall and chapel. It is situated approx. 5 miles south west of Pocklington and approx. 9 miles south east of York. Within the village are an infant & primary school, local village shop and public house. There is also an outreach Post Office that visits. Recreational facilities are located on the edge of the village. Pocklington Canal has SSSI status. The canal basin provides boat trips and is a lovely area for families to walk and enjoy the countryside. Melbourne is ideally placed to enjoy village life, yet be within easy reach of major road and rail networks.

Directions

As you approach the village from Pocklington, take the first left onto Campey Lane and the property can be found on the right hand side just after Lodge Farm Court.





BEAUTIFULLY PRESENTED HOME WITH LARGE GARDENS AND OVERLOOKING COUNTRYSIDE



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	59
(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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	57
(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 G

Local Authority East Riding of Yorkshire Council

Services Mains electric and drainage. Oil central heating.



Address:
Reference: 491



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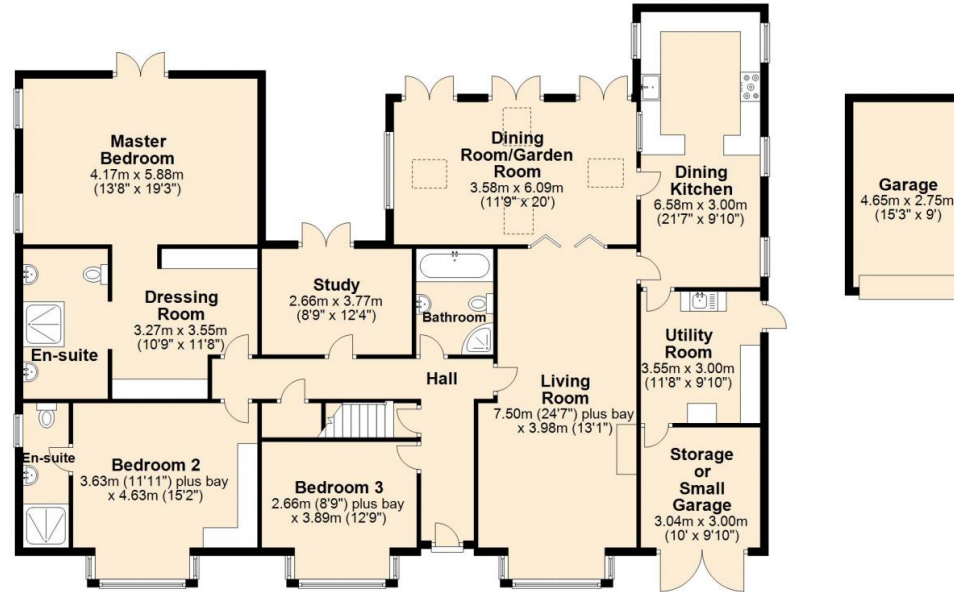


Offices in **York, Pocklington and Market Weighton**

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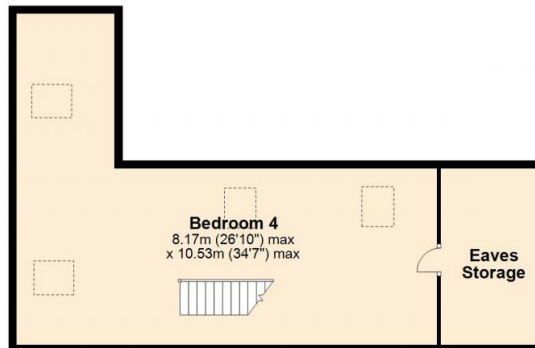
Ground Floor

Approx. 221.6 sq. metres (2385.8 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.2 sq. feet)



Total area: approx. 275.9 sq. metres (2970.0 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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