



Deans Lane, Pocklington, York, YO42 2PX

Guide Price £485,000

If you are looking for a period home that is stylish, contemporary and full of character, then look no further as this exceptional property could be the perfect purchase for you. The property dates back to 1920 but underwent a complete transformation back in 2015 when it was stripped back to its brick and extended. Hi-tech insulation was installed and then replastered to make the property substantially more energy efficient. Every single element of this home has been altered with the highest quality materials, fixtures and fittings. Additions include Sonos in ceiling sound system, Rako smart lighting, Nest central heating controls, video intercom system, bespoke cabinetry by Baumer Joinery, an Aga with intelligent management system and part timber, part composite sliding sash windows by Anderson USA to name but a few. It is likely that this property is one of Pocklington's finest and most desirable historic homes, so a viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you find yourself in a stunning hall with an impressive high ceiling, a feature that runs throughout the ground and first floor. There are three doors, the first opens to a cloakroom, the second to the living room and the last to the kitchen. The living room boasts a fusion of charming period features and modern furniture. There is log burner at the centre of the room with a marble mantle and a tiled hearth, a lovely addition especially in the colder winter months. Two sets of timber and glass sliding doors have been installed between the ground floor rooms so they can either be used as individual spaces or in an open plan living arrangement.

The dining room is a good size with space for a substantial table and chairs. Polished limestone flooring has been laid within this room, the kitchen, hallway and cloakroom. The kitchen itself boasts a range of appliances including a gas fired AGA, Neff ovens, induction hob, microwave, grill, a Miele fridge/freezer and dishwasher. In addition there are a number of wall and base units for storage.

To the first floor you will find two substantial double bedrooms. The master bedroom has a feature recess at the centre of the room, a lighting control panel installed within the head board, a walk in wardrobe with lighting, further storage and a hidden en-suite comprising walk in double shower, hand basin with storage below, low level w/c, underfloor heating and a recessed cabinet with LED mirror. The second bedroom again has fitted storage and an en-suite comprising bath with shower over, hand basin with storage below, low level w/c, underfloor heating and a recessed cabinet with LED mirror. There are various storage cupboards on the landing as well as a concealed laundry area with plumbing and power for a washer and dryer. Beneath the stairs to the second floor is a built in office area with desk, cupboards and shelving. you will find space for a desk. The second floor has two further double bedrooms, one of which has an en-suite shower room.

Externally the rear garden is low maintenance and fully enclosed. There is a raised bed to one side which is perfect for planting colourful flowers and shrubs. At the far end you will find a seating area that is perfect for entertaining in the summer months. There is off street parking for at least two cars and an electric sliding gate. Around the corner there is a large single garage with power, lighting and an electric door. The garage has a new roof, fully lined insulated walls and epoxy painted walls and ceiling.





A STUNNING PERIOD HOME IN THE HEART OF POCKLINGTON



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	82

Environmental Impact (CO ₂) Ra		0	0
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			

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services



Address:
Reference: 1284

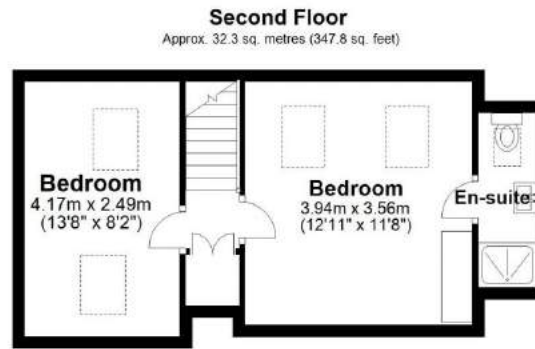


rmenglish.co.uk



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

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



Total area: approx. 164.0 sq. metres (1765.2 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

6 Deans Lane

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.