



Throstlegate, Burnby, YO42 1RS

Guide Price £625,000

Are you looking for a change of lifestyle, like the idea of rural living and require an abundance of outside space? Then look no further as Throstlegate provides just that. The property was a successful kennels and cattery for many years but is no longer run as a business. A number of the enclosures still remain, so would be perfect if you were looking to start the business back up again, develop the outbuildings to an alternative business opportunity (subject to any relevant consents), or create multiple hobby/creative studios. The property also comes with numerous smaller outbuildings including block-built stores, a two bay 'Goodricks' stable, timber sheds, a log cabin currently used as a hobby room, a greenhouse and a Shepherds Hut. The current vendors have extended the property to create multiple living areas, an open plan kitchen/living/dining room and five bedrooms, three of which have en-suites. A viewing is highly recommended to fully appreciate everything this lovely property has to offer.

On approaching the property you will see that it is fully enclosed by mature hedging which makes it extremely private. There is a set of large timber gates which open to the private parking area. As you enter there is a covered outbuilding that could be used for the storage of a caravan / motorhome / ride-on mower. There is also a hard standing area in front of the property that provides additional pull-in parking for at least two cars.

Moving into the property, you first enter the main living room which benefits from a log burner and a large window that allows an abundance of natural light to enter. At this end of the property there are four double bedrooms, two of which are on the ground floor and have their own en-suite facilities, whilst the other two can be found up a small flight of stairs. The next room you enter is the snug, this cosy room has a multi-fuel burner at its centre, the perfect addition for the colder winter months. There are two doors that open from this room, one to the dining area, the other opens into the kitchen itself.

The dining area is spacious and can easily accommodate a large table and chairs. There is a single door at one end that leads out to the front of the property. The kitchen has been fitted with an L shaped worktop which incorporates a stainless steel sink with drainer, a single oven with four ring hob over, an oil fired Aga and a Lamona dishwasher. There are two additional worktops, this time made of granite, one of which again incorporates a stainless steel sink with drainer. If you require plenty of storage then you will not be disappointed with the range of units on offer. At the far end of the kitchen there is a lovely seating area with double doors that open to a patio. There is a cosy third reception room, again this benefits from a log burner. There is a double bedroom off to one side with a light tube in the ceiling which allows natural light to enter. This bedroom also has an en-suite shower room and benefits from built in wardrobes. This part of the property could be used as an annex if dual family living is required. A family bathroom comprising of a bath, shower, low level w/c and a hand basin with storage below completes the internal accommodation.

Externally to the left hand side of the property there is a large lawned area with a wild flower meadow, the perfect place for young children to explore and play, or for animals to be exercised / grazed. To the rear of the garden you will see that there are open fields, a lovely attribute rarely seen with the majority of houses today. On the right hand side you will find all of the outbuildings, kennels and stores. At the heart of this area there is a lovely garden with a mixture of mature shrubs and vibrant flowers. There is a Shepherds Hut in one corner which has been beautifully maintained and could be used for a variety of purposes.

Location

Burnby is a pretty village that lies at the foot of the Wolds approximately 3 miles south east of Pocklington. There is a church within Burnby and the village is the perfect location for those wanting rural living yet within easy reach of main road and rail networks. Burnby is an ideal location for walking and cycling. 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 and churches. 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.





A STUNNING FAMILY HOME WITH A SUBSTANTIAL GARDEN AND A RANGE OF OUTBUILDINGS



R M English Ltd, 13 Walmgate, York, YO1 9TX 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			
		58	80
England, Scotland & Wales		EU Directive 2002/91/EC	

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			
		0	0
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services Oil fired central heating. Mains water & electric. Septic tank



Address:
Reference: 1276



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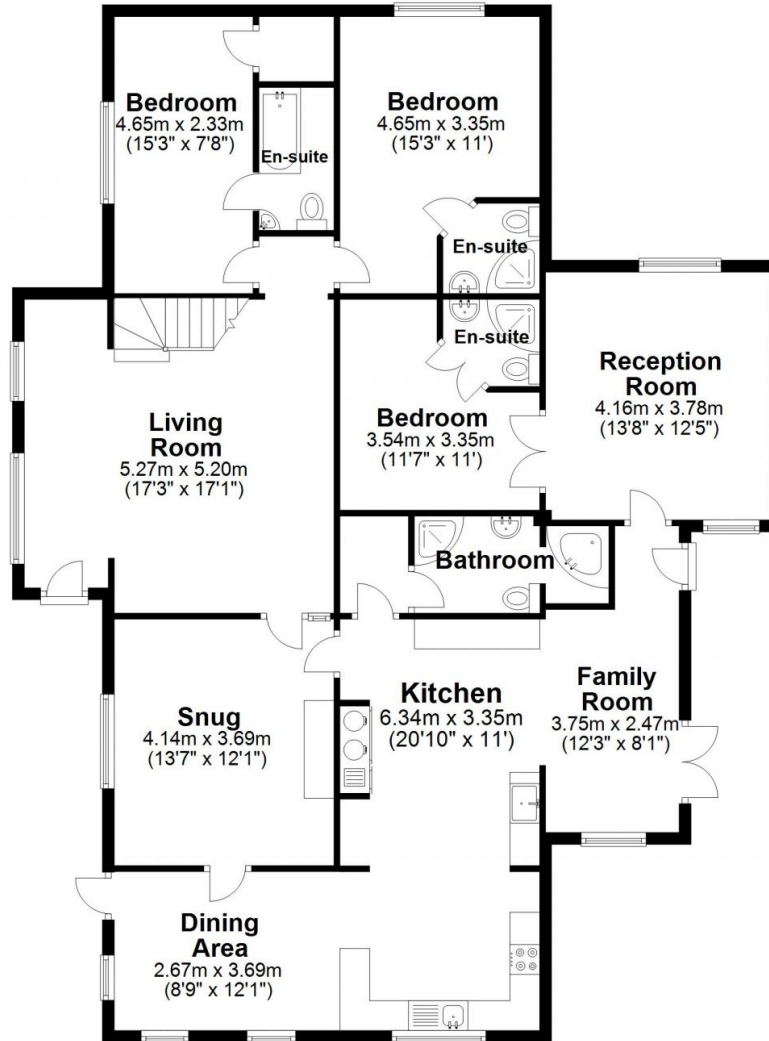


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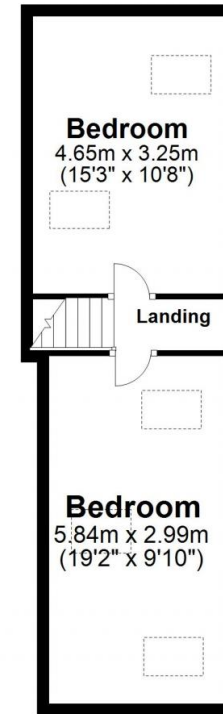
Ground Floor

Approx. 157.4 sq. metres (1694.5 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.3 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 PlanUp.

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