



The Old Mill House, Canal Head, Pocklington, York, YO42 1NW

- A substantial family home with over 3000 sqft and large gardens • Kitchen/living/dining area • Living room • Three further reception rooms • Five bedrooms, 3 with en-suites • Family bathroom • Garage converted into a substantial home office and store • Stables • Shared septic tank • EPC = E

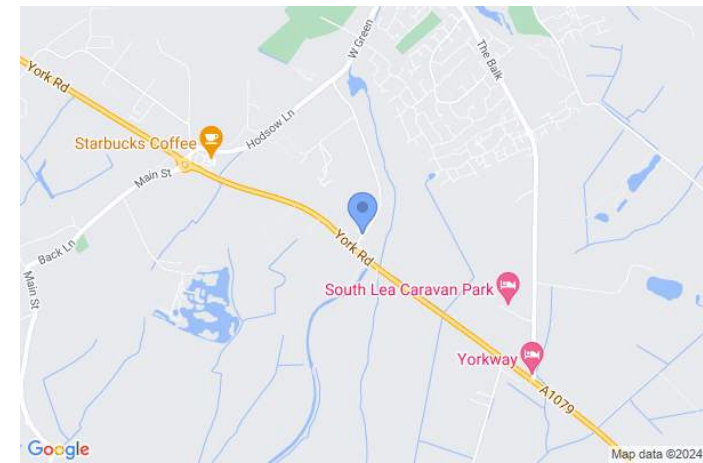
Guide Price £685,000

A deceptively spacious Mill House located just outside the market town of Pocklington, boasting stunning manicured grounds and accommodation set out over three floors totalling just over 3000 sqft. This really is a unique property unlike any other in the area, so a viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you find yourself in a spacious hallway with a set of doors directly ahead that open to a Juliet balcony that provides stunning views over the water. To the left hand side is a room that has been previously used as a home cinema but could be utilised as a games room or snug. Beyond is a home office / garden room with a spiral staircase leading to the first floor. There is a door that opens to the side garden. To the other side of the ground floor you will find a separate w/c, utility room, a large double bedroom with an en-suite comprising w/c, hand basin and bath.

The first floor has been designed to be the main living area as there are two reception rooms to the left hand side, one works nicely as a formal sitting area, the other has a lovely balcony providing views over the garden. This end room can be accessed via the spiral staircase from the home office below. At the other end of the property is an open plan kitchen/living/dining area. There is a L shaped granite worktop, storage units, multiple appliances and an island with storage below. Beyond is the sitting and dining area. A log burner and balcony can also be found in this room. On the second floor you will find a study, three double bedrooms, two en-suites and a modern family bathroom.

Externally the gardens are extensive with a variety of mature trees, shrubs and stunning flowers. There is an extensive horseshoe gravelled drive with a lovely lawned area at its centre. There is a paved area to the side of the property with a pergola over that has been used to accommodate a hot tub. There are three stables at the start of the drive and a brick-built home office with sliding doors. This building could be reverted back to a double garage if so desired. The property shares a drive and a septic tank with Mill House Cottage.





A STUNNING MILL HOUSE JUST OUTSIDE 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		74
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Ra		0	0
		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			

Address: The Old Mill House, Canal Head, Pocklington, York, YO42 1NW
Reference: 1767

Viewing strictly by appointment

Tenure Freehold

Council Tax Band G

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. Oil fired central heating. Shared septic tank

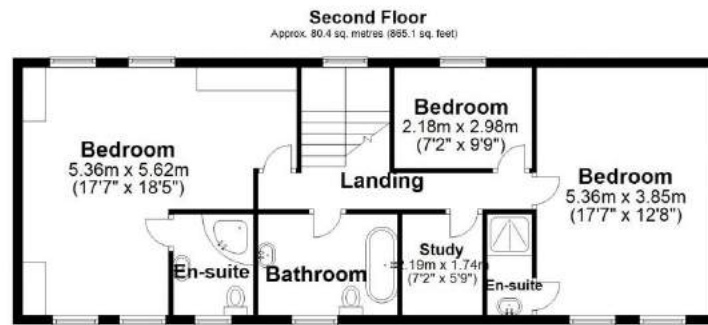
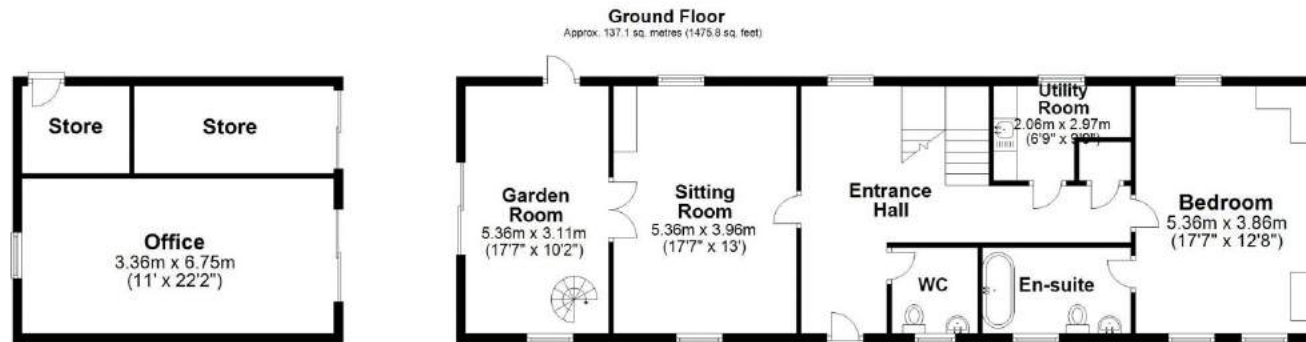


rmenglish.co.uk



Offices in York, Pocklington and Market Weighton

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



Total area: approx. 312.0 sq. metres (3358.3 sq. feet)
All footprints and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanIt.

Mill House

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.