



THE PRESBYTERY, New Road, Holme-on-Spalding-Moor, York, East Yorkshire, YO43 4BR



## A REMARKABLE DETACHED RESIDENCE IN A PRIVATE TUCKED AWAY POSITION WITH ATTACHED ANNEXE ACCOMMODATION



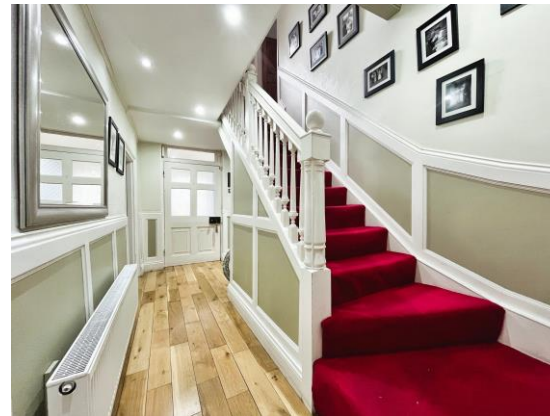
An exciting opportunity to acquire a period home of distinction available for the first time in 30 years, occupying a large plot of just under 1.25 ACRES. This property presents a fantastic multi-generational living opportunity with its ATTACHED ANNEXE. The grounds are predominantly mature woodland, and the house stands within a central clearing, offering an enviable degree of privacy.

## Summary

Bursting with character features, the MAIN HOUSE includes an ENTRANCE LOBBY, HALLWAY with GUEST WC, TWO COMFORTABLE RECEPTION ROOMS, a FABULOUS DINING KITCHEN, and a utility kitchen adds additional convenience. Upstairs, you'll find THREE DOUBLE BEDROOMS, TWO BATH/SHOWER ROOMS, and a STUDY/FOURTH BEDROOM. Attached to the house is a GENEROUS GARAGE, above which is an independent ANNEXE with a LIVING ROOM/KITCHEN, TWO BEDROOMS, and a BATHROOM. The annexe has its own entrance at the rear of the garage and is linked to the house at first-floor level via a door from the study. The property is approached via a generous driveway, offering ample space for multiple vehicles. Centrally positioned in its plot, the house is enveloped by gardens, with a lovely patio terrace accessed from the dining kitchen. A private walled garden offers the perfect balance of tranquility and practicality/ an inviting space to enjoy with family and friends without the burden of extensive upkeep.

## Agent's Thoughts

This is a simply beautiful home in an exclusive private woodland setting. Bursting with charm and character, and extending to over 2800 SQFT, with the added versatility of ANNEXE ACCOMMODATION, this home will appeal to growing or multi-generational families or possibly home a business. Homes of such unique nature are a real rarity. The private setting creates a wonderful environment to escape from the world. The rooms are bright and airy, featuring fabulous character and an exceptional standard of presentation. Viewing is essential to truly appreciate what this property offers!







#### Location

HOLME ON SPALDING MOOR is a large, well-served village positioned at the edge of the YORKSHIRE WOLDS, midway between HULL and YORK, with convenient road links to nearby HOWDEN, POCKLINGTON, and MARKET WEIGHTON, all of which offer a wide range of further amenities.

#### Tenure

The tenure of the property is freehold.

#### Agents Notes

This property comes to the market for the first time in 30 years. We are advised that there is shared access to the highway, please ask agent for full details.

#### Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.\*

### Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

### Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

### Viewings

Strictly by appointment with the sole agents.

### Mortgages

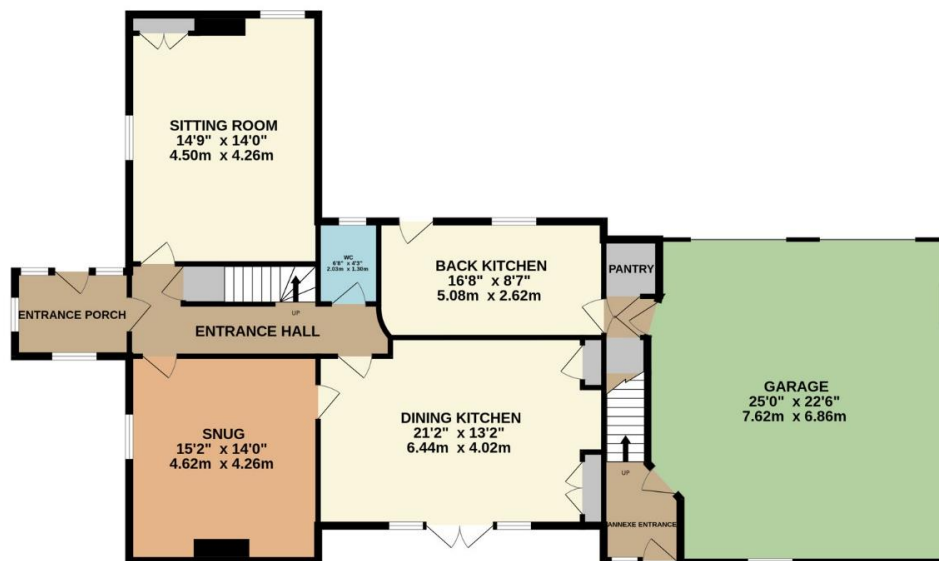
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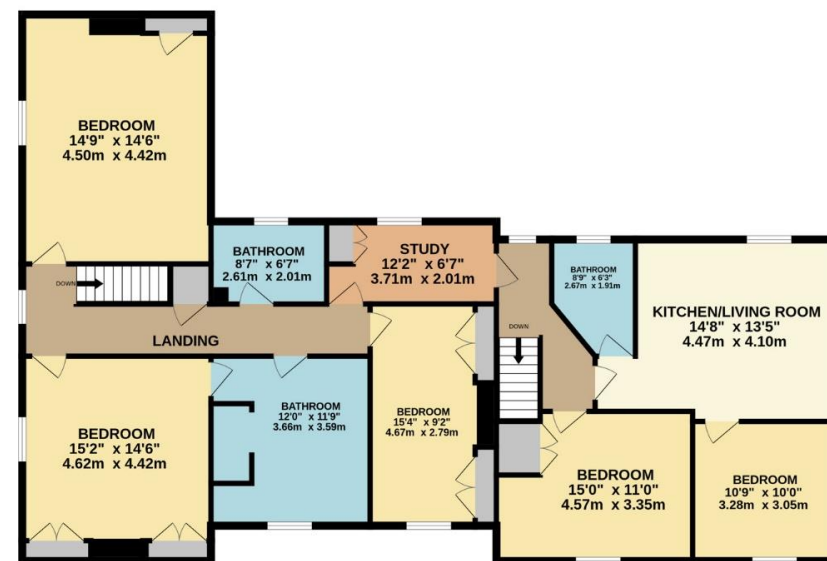




GROUND FLOOR  
1178 sq.ft. (109.5 sq.m.) approx.



1ST FLOOR  
1623 sq.ft. (150.8 sq.m.) approx.



TOTAL FLOOR AREA : 2801 sq.ft. (260.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

