



KINGFISHER HOUSE, POCKLINGTON YO42 £1,350,000



An exceptional family home surrounded by a generous private landscaped garden, positioned in a sought-after town which provides quick access into York.

This is a wonderful home which provides impressive accommodation and is perfectly enhanced for modern family living. Situated within an exclusive and gated development on the edge of the historic market town of Pocklington.

This desirable double fronted property is in an ideal position being located within a small and bespoke development. The house benefits from beautiful reception space, five generous bedrooms, and wonderful outdoor space.

Having features drawn from elegant Georgian architecture, this imposing residence offers exceptional town living, being within walking distance of the many recreational facilities and amenities. The high-quality fittings, beautiful features and immaculate presentation make this a standout home.



Tenure
Freehold

Local Authority
East Riding of Yorkshire

Council Tax Band
Band G

EPC Rating
Band B







Rules of our hive
*Be Respectful to others
Create your very own buzz
Always Be yourself
Count your blessings
and be grateful
Be kind and honest
Work together and share
Stick with your honey
No matter where your wings
take you, always find
your way home*







Property Description.

The property is naturally light throughout and has about 3125sqft, the accommodation offers excellent space for entertaining and family living. A high specification has been installed and this includes zoned underfloor heating to the ground floor, electric vehicle charging points, porcelain floor tiles by Porcelanosa, Sonos speakers within the kitchen, window shutters and Charnwood EcoDesign log burners.

The hall is configured to be welcoming and spacious to provide an attractive and imposing entrance to the house. The reception space benefits from having dual aspects which captures the attractive outlook onto the gardens. There is a sitting room, day / family room, dining area and the breakfasting kitchen. The kitchen has an excellent range of storage units in a sophisticated, neutral colour, central island, an induction hob with a integrated extractor fan on the island, an integrated coffee machine, microwave, full height fridge and freezer, dishwasher, warming drawers, double oven, a Quooker tap with instant boiling water and filtered cold water. The dining area and family room provide direct access onto the garden patio from the bi-folding doors.

The remaining ground floor accommodation includes a study with porcelain floor tiles, a WC and a utility with wall and base units, a door to the side garden, plumbing for a washing machine and it houses the boiler.

There are four bedrooms to the first floor, two bedrooms have integrated wardrobes with sensor lighting and two have an en-suite shower room. The family bathroom has a walk-in shower with rainfall shower head, a separate bath, wash hand basin with vanity unit, and a mirror with storage.

The second floor has the principal bedroom suite which benefits from stunning rear views onto the garden and countryside. The windows have electric blinds and there is a generous amount of storage space. The en-suite bathroom has a separate shower cubicle plus a free-standing bath, a heated towel radiator and mirrors with touch sensor lights.







Outside.

The house is approached through a secure, electronic gated entrance into the bespoke development. There is a detached double garage located to the front, together with a generous area for parking multiple vehicles. The garage has an electric roller door, power, loft storage and a pedestrian door.

The south-west facing rear garden has a swimming pool heated via air source heat, sunken hot tub, spacious area of lawn and a pretty beck running through the garden to the western boundary. There is a stunning decked seating area, located to fully benefit from the attractive garden views by the beck. The area by the doors leading from the house into garden and around the pool has been paved providing a generous area of patio. The garden has been beautifully landscaped with sweeping lawn leading away from the house, it benefits from structure, light, and mature trees. The high degree of privacy, the open outlook

Services.

We understand mains services are installed with mains gas central heating.

Directions.

Postcode – YO42 2XP

For a precise location, please use the What3words App [///garages.intersect](https://www.what3words.com/). first

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters

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Particulars dated February 2024. Photographs dated February 2024.



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Location.

Pocklington is an historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home/interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary and secondary education. There are national supermarkets and quick access onto the A1079 to head east and west. A rich variety of sporting, recreational, educational, and cultural activities are available within close walking distance of Welton House. Francis Scaife Sports Centre has a swimming pool, gym, squash courts, a variety of fitness classes, sports clubs and sports hall. Burnby Hall Gardens located within Pocklington is “a jewel in Yorkshire’s crown” and home to a national collection of water lilies. The gardens host an annual tulip festival, Sunday brass band concerts and has a well-regarded tearoom. The Pocklington Arts Centre is a popular and well known asset in the town and is home to a cinema, music, comedy, and theatre productions.



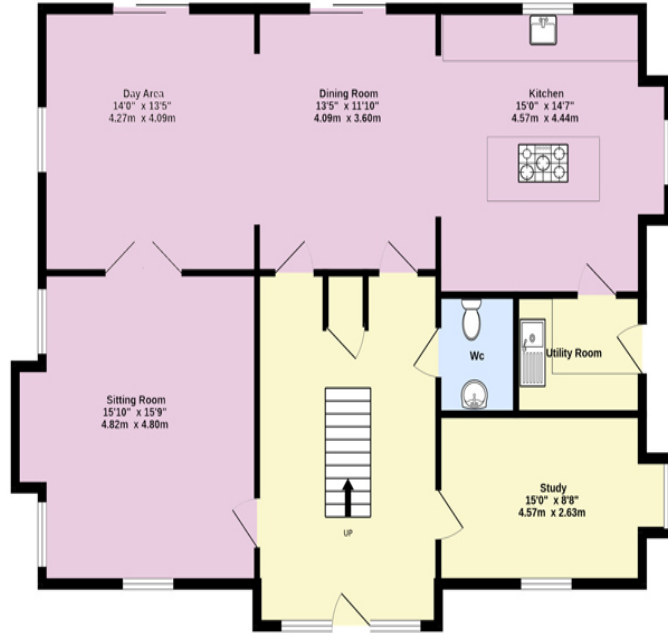
The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views. The coast can be easily reached with beautiful beaches at Fraisthorpe, Filey and Skipsea. Numerous golf courses are also within easy reach.

Beverley, about 17 miles south-east, is a historic and attractive market town with Beverley Minster, a racecourse and a variety of high quality, independent and national retailers.

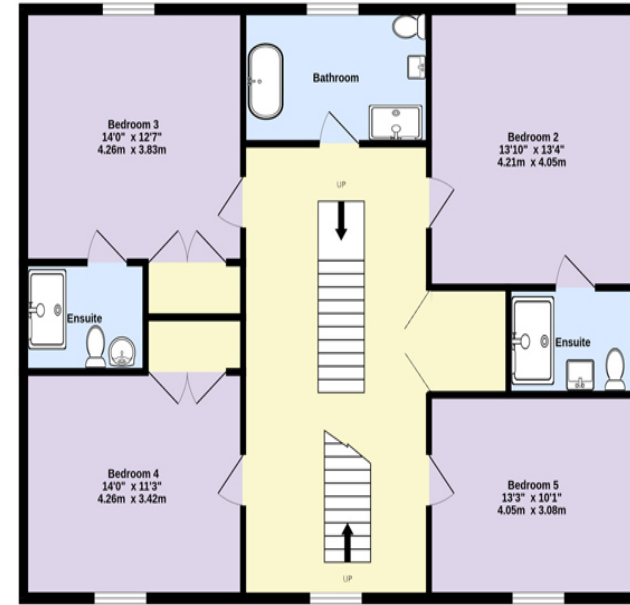
The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.



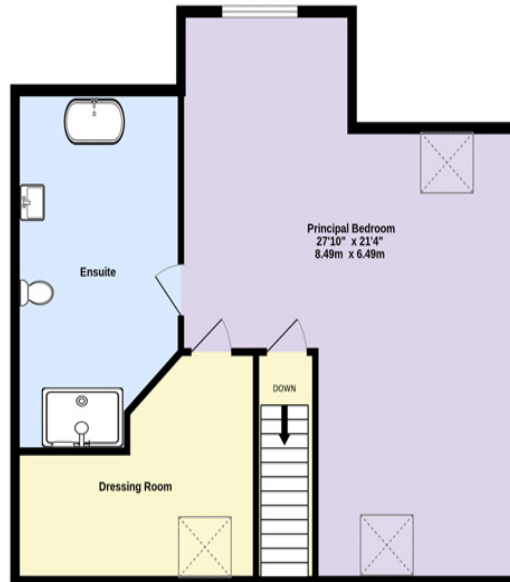
GROUND FLOOR
1199 sq.ft. (111.3 sq.m.) approx.



1ST FLOOR
1144 sq.ft. (106.3 sq.m.) approx.



2ND FLOOR
782 sq.ft. (72.7 sq.m.) approx.



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