



BOLTON, POCKLINGTON, YORK YO41

OFFERS OVER £600,000





# An outstanding family home, with impressive character features, beautiful reception space, a spacious garden, offering a rare opportunity to live within an un-spoilt village near York.

This is a beautiful and welcoming home, a former farmhouse with far-reaching views and spacious grounds to enjoy. The property has about 2895sqft in total. Corner Farm House is perfectly enhanced for modern family living, being situated within a charming village on the edge of the Yorkshire Wolds. This is an accessible location, with easy access to the amenities of Pocklington and York. Un-interrupted views of the Yorkshire Wolds can be enjoyed.

This desirable property has outstanding accommodation with tasteful fixtures, this stunning family home benefits from being naturally light throughout; the accommodation offers tremendous space for entertaining and family living. It is in an ideal position, within walking distance of beautiful un-spoilt countryside.

The house benefits from impressive reception space and five bedrooms. This beautiful house retains the character of the original farmhouse, while equipping it for modern day living. With exposed beams, a woodburning stove and open fireplace, this country property is perfect for family life.



**Tenure**  
Freehold

**Local Authority**  
East Riding of Yorkshire

**Council Tax Band**  
Band E

**EPC Rating**  
Band F













## Property Description.

The generous and naturally bright dual aspect kitchen and dining area offers a welcoming atmosphere to the house with its double doors leading onto the garden patio, woodburning stove and views onto open countryside. This impressive room has an inviting feel, which provides attractive views onto the garden, and it offers plenty of space for entertaining. There is a Rangemaster with a four-ring hob and a dishwasher. The sitting room has a beautiful south-west aspect looking onto the rear garden, there is an open fireplace space with a brick surround and timber mantel, exposed beams and double doors leading into the rear garden. This captures lovely natural light and offers wonderful flexibility for family life. The adjacent snug or office to the front has lovely south-easterly views towards fields and what is affectionately known locally as 'snake lane' due its long, winding nature. The dining room, also located the front has a stunning original tiled floor and exposed beams. The house has considerable strength with the size and volume of reception space for formal or relaxed entertaining.

The hallway benefits from original tiling and this flows into a spacious inner hall which opens towards the kitchen, this is a particularly attractive feature, with the benefit of a window with views directly onto the adjacent field. The remaining accommodation on the ground floor includes a WC with half panelled walls, a rear porch/boot room, pantry, utility room with a sink and plenty of storage space and access into the potting shed.

The first floor offers equally impressive space. There are two double bedrooms, each with an attractive fire surround and one single bedroom to the front, where the elevated and expansive views over the fields with direct views towards the stunning Wolds can be fully enjoyed. The principal bedroom to the rear has an integrated cupboard and a pretty fire surround with views onto the landscaped rear garden. Further spacious and flexible rooms can be enjoyed to the rear, where a first floor sitting room/games room or playroom leads into a further double bedroom with glorious south-westerly views over the garden and the countryside beyond.





## Property Description.

The family bathroom with white fixtures, has attractive panelled walls, a bath plus a separate shower.

Corner Farm House provides family friendly and sociable space. The house accommodation provides the ideal balance for entertaining and accommodating family life. There is the benefit of double glazing throughout.

This attractive home has fantastic qualities and with its neutral and welcoming décor, the house is ready to be enjoyed by a new owner. This is a versatile and nicely proportioned property, making it a perfect home.

## Outside.

The house is accessed over a private drive and through double timber gates which sweep into the rear parking area providing generous parking. There is a pretty area to the front with lawn, mature shrubs and trees. The rear garden is a delight to be in and provides a rich variety of colour and texture. A garage is located on the south-eastern boundary and offers excellent space for storage. There is an additional brick tool shed/log store.

There is a patio perfectly located by the double doors from both the kitchen and sitting room, making this a key focal point for outside entertaining and relaxing. There is a further patio and pergola by the potting shed and a perfectly positioned decking area at the far south and west facing end where the views over the garden and back to the house can be fully enjoyed. There is a lovely area of lawn, borders with shrubs and the old traditional railings from when it was a working farm remain which make an eye-catching feature. The north-west facing side backs onto a protected field where a rich variety of wildlife can be often seen and enjoyed from barn owls, deer, hares, and rabbits.

















## Services.

Mains water and electricity are installed. Mains drainage. Electric heating.

## Directions.

Postcode – YO41 5QS

For a precise location, please use the What3words App///undivided.manage.varieties

## Bolton.

Bolton and neighbouring Spittal form part of the parish of the larger village of Fangfoss. Bolton is a linear village and retains the traditional feel of an older, character village with any new development having been small scale. Bolton is desirable, and conveniently located for quick and easy access into the thriving and well-served market town of Pocklington.

Fangfoss is within a short walk and can be reached over a pavement connecting both villages. Fangfoss has a popular CoE primary school, an excellent pub The Carpenter's Arms, a world-famous maker of handmade rocking horses, a pottery, Jubilee play park with playing fields. There is a beautiful walk over open countryside from Bolton and Fangfoss which leads to the village of Bishop Wilton, and High Belthorpe Farm where the popular The Shire Café & Gelateria is located. Fangfoss is host to the annual two-day Festival of Practical Arts, Fangfest. St. Martin's Church which has community hub facilities is host to services throughout the year and Airfield Nurseries, a short drive away, is a well-stocked garden centre. This immediate area has phenomenal walking and cycling countryside, with footpaths weaving throughout the fields and the rich and diverse countryside and nature can be enjoyed.





## Location.

Pocklington is a 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. 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 and its vast, rolling arable countryside. The coast can be easily reached with beaches at Fraisthorpe, Filey and Skipsea. Numerous golf courses are within easy reach.

Beverley is a historic market town with Beverley Minster, a racecourse and a variety of high quality, independent and national retailers.

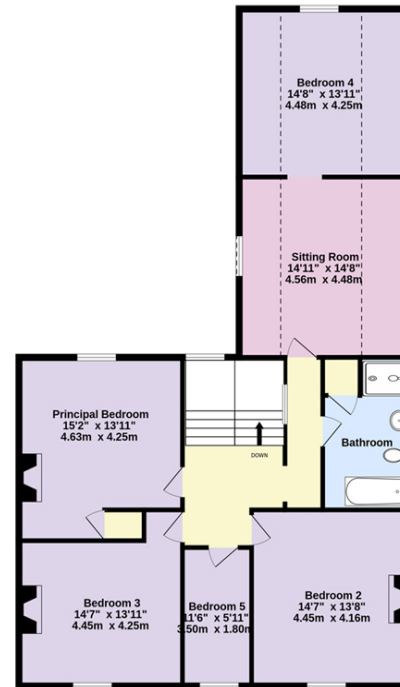
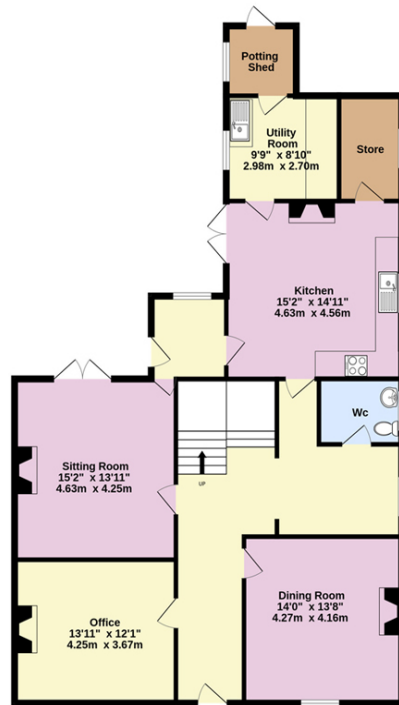
The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous 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.



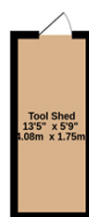
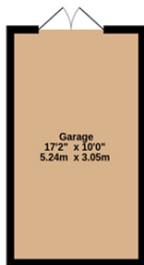


GROUND FLOOR  
1328 sq.ft. (123.4 sq.m.) approx.

1ST FLOOR  
1318 sq.ft. (122.4 sq.m.) approx.



OUTBUILDINGS  
249 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 2895 sq.ft. (268.9 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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**PLEASE CONTACT THE POCKLINGTON OFFICE - 01759 779025 - 70 MARKET STREET, POCKLINGTON, YORK YO41 2AB**

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.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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