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FIELD HOUSE · NEWTON ON DERWENT · YORK





## FIELD HOUSE

Village Farm Court, Newton On Derwent,  
York YO41 4DH

*Pocklington 6 miles • York 9 miles*

*Beverley 25 miles • Leeds 33 miles*

**Field House is a large modern family home tucked away down a quiet road in this pretty and sought after village.**

Entrance hall • sitting room • dining room • kitchen breakfast room • utility • wc

Principal bedroom suite • 3 further bedrooms • 2 further bathrooms (1 en suite) • bedroom 5 / study

Double garage • garden shed • lawned gardens • woodland area

**For Sale Freehold**

Field house is a substantial detached five bedroomed house offering versatile accommodation with large picture windows taking full advantage of the fabulous open countryside views, with generous gardens and benefiting from a quiet position within this popular village set between the City of York and the popular market town of Pocklington.

- Substantial family home
- Large feature windows looking west over open countryside
- Secluded village location
- Generous plot
- Large double garage and off street parking
- Well situated for York and Pocklington

Tucked away in the furthest corner of a quiet cul-de-sac, Field House is a perfect example of modern country living. The welcoming hallway, with beautiful parquet flooring, is central to the living accommodation. The dining room has dual aspect windows to the front and rear of the house and is the perfect size for entertaining. The lovely light sitting room, which benefits from a wood burning stove, has large west facing feature windows taking in views across the lawns and out to open countryside as well as a window to the south elevation. The breakfast kitchen which faces south, has built in appliances including a double oven, tiled splash backs and ample space for a family table. Through the kitchen there is a useful utility room with a sink and plumbing for a washing machine, a door out to the patio and garden, and internal access to the double garage. The stairs lead from the hall, up past a large south facing window, to a wide spacious landing leading to two double bedrooms with built in storage, one double with an en suite bathroom, an office/bedroom 5, the panelled house bathroom with beautiful cast iron roll top bath, and the principle suite

with south facing windows, a walk in wardrobe and an en suite wet room.

**Outside**

To the front is a brick paved driveway with room for two cars, a small area laid to lawn and a hedge affording privacy from the neighbours. The back garden is a wide open space, offering versatile options. At present it is laid mostly to lawn offering a low maintenance space, perfect for children and pets, with a south facing patio area for outside dining. However it’s south west corner position would also lend itself to be vegetable beds and a greenhouse. All surrounded by beautiful countryside views. In the south west cover of the plot there is a large woodland area surrounded by low fencing and a little latched gate, with a raised decking walkway snaking through under the tree canopy, leading to a fire pit and secluded seating area. The double garage, attached to the house, has up and over electric doors at the front onto the drive and also a rear up and over door for easy access between front and back gardens.

**Environs**

The quiet village of Newton On Derwent lies just a mile from its name sake, the River Derwent. The village itself has a gastro pub, The Half Moon and a pop up Saturday Cafe. There are schools for primary age children in the neighbouring villages of Wilberfoss and Sutton On Derwent, and secondary schools both private and public in nearby Pocklington and York. Pocklington is the nearest market town offering many facilities including shops, restaurants and a very popular Arts Centre. Both the M62 and Howden railway station are just half an hour’s drive away, and the A1079 provides good access to Hull, Beverley, York and beyond.



**Tenure:** Freehold

**EPC Rating:** E

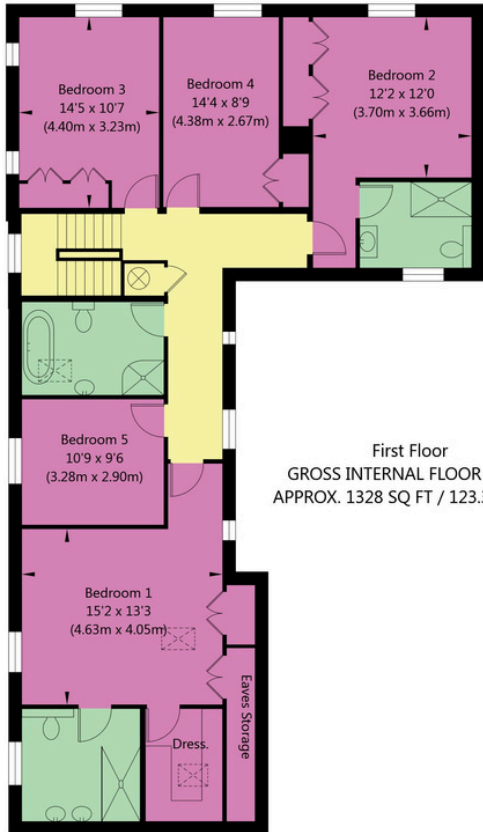
**Services & Systems:** Mains drainage and electric. Oil central heating.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Viewing:** Strictly by appointment

**Local Authority:** East Riding of Yorkshire

**Directions:** From York, take the A1079 for a few miles. Turn right opposite the village of Wilberfoss, signposted Newton On Derwent. Continue for a short while taking the first turn on the right and follow the road around the bend into the village. Continue to Village Farm Court on the right hand side. Turn in and the property can be found tucked in the far left corner.



## Field House, Newton On Derwent, York, YO41 4DH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA

Main House - 2315 SQ FT / 215.04 SQ M Garage - 337 SQ FT / 31.34 SQ M

Total - 2652 SQ FT / 246.38 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		



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Photographs, particulars and showreel: July 2023

