



**Bulmer Lane, Holme on Spalding Moor, York, YO43 4HE**

- A detached family home with land and outbuildings
- Two sets of stables
- Paddocks
- Open plan kitchen/diner
- Utility room & ground floor bathroom
- Dining hall, snug & living room
- Four bedrooms & a family shower room
- Patio with a low lying brick wall
- Secured parking
- EPC = D

## Guide Price £450,000

If you are looking for a family home that benefits from nicely proportioned living accommodation, outbuildings, two sets of stables and paddocks, then look no further as this lovely property could be exactly what you have been waiting for. The current vendor has spent many happy years here but the time has now come for someone new to come in and put their own stamp on it. Over the years there have been multiple horses, sheep and chickens kept on the property, so if you have horses or just like the idea of having livestock then this could be the ideal set up.

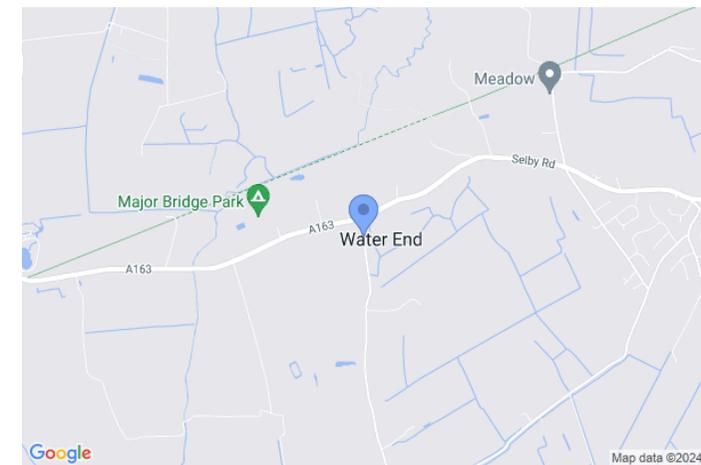
On entering the property through the back door you find yourself in the utility room which has a worktop to one side with space below for various white goods. To the other side of the room you will see multiple full height storage cupboards. Off the utility is a bathroom with corner bath, separate shower, pedestal hand basin and low level w/c.

Moving through into the kitchen/diner there is space on the right hand side for a formal dining table with chairs whilst the main kitchen is on the left. There are two worktops, one incorporates a composite sink with drainer, whilst the other has a four ring halogen hob. There is a single oven, various storage cupboards and space for additional appliances. The dining hall is beyond which is a lovely open space that could be used for a variety of purposes including a home office or seating area. There are two reception rooms that can be accessed from here, the first is a snug which is a cosy room that benefits from an exposed brick fireplace with a multi fuel burner at its centre, perfect for the colder winter months.

The main living room is at the back of the property and can be accessed via the snug or dining hall. This room is extremely spacious and has two sets of French doors which open out to the patio seating area. This room also benefits from a multi fuel burner.

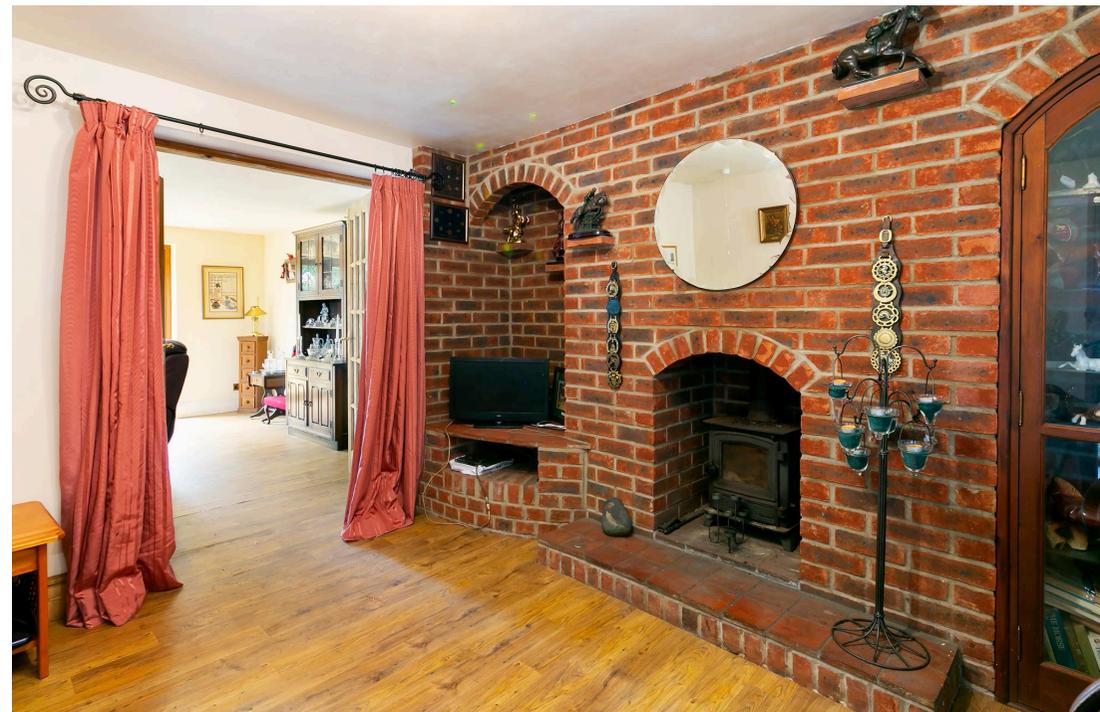
To the first floor there are four good sized bedrooms, all of which have built in storage. A family shower room comprising corner shower low level w/c and pedestal hand basin completes the internal accommodation.

Externally there are two sets of stables, the first is in the yard at the rear of the property which can accommodate three horses, the second has been positioned in between the paddocks and comprises of three stables and a tac room. There are three access points to house and paddocks, all of which are gated and secure. The patio seating area is paved and fully enclosed by a low lying brick wall, so if you like to enjoy the sun in the summer months then this will surely appeal. The first paddock is the smaller of the two and is just beyond the patio, whilst the second is at the very far end of the property.





**A FOUR BEDROOM DETACHED HOUSE WITH STABLES AND LAND**



**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)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Oil fired central heating.



Address:  
Reference: 1838



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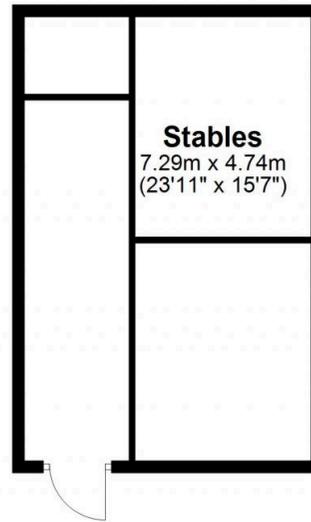
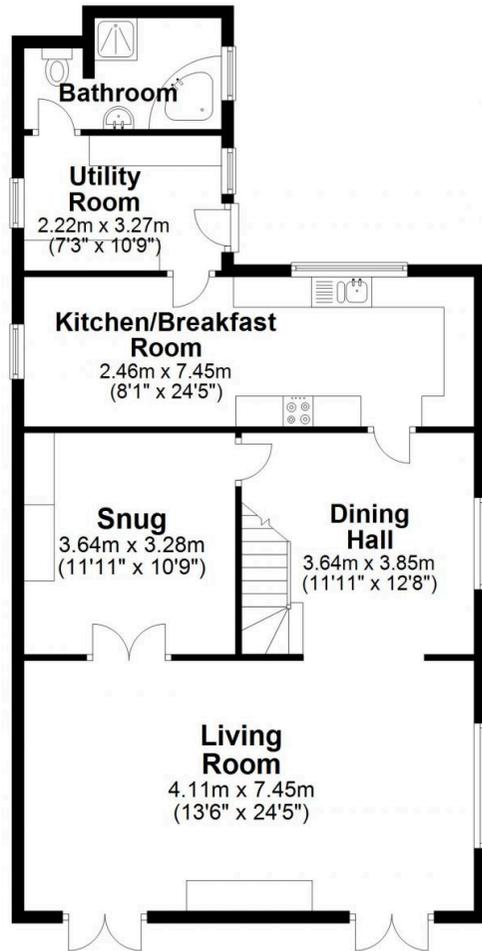


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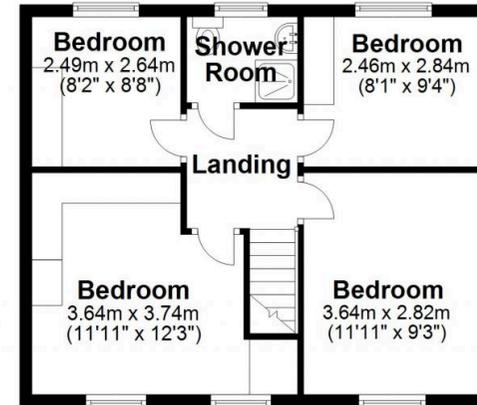
### Ground Floor

Approx. 125.4 sq. metres (1350.0 sq. feet)



### First Floor

Approx. 47.1 sq. metres (507.1 sq. feet)



Total area: approx. 172.5 sq. metres (1857.1 sq. feet)

The total SqFt shown can include Garages & Outbuildings.  
Plan produced using PlanUp.

### Bulmer Cottage

#### Disclaimer

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