



Swallow Cottage, Kilnwick Percy, York, North Yorkshire, YO42 1UF

• No Onward Chain • Charming barn conversation oozing with character • Beautiful setting in the Yorkshire Wolds • Open plan kitchen/diner with adjacent utility room • Spacious living room • Versatile second reception room • Three bedrooms, two bathrooms • Front and rear gardens • Garage and off street parking for 2 cars • EPC = B

Guide Price £350,000

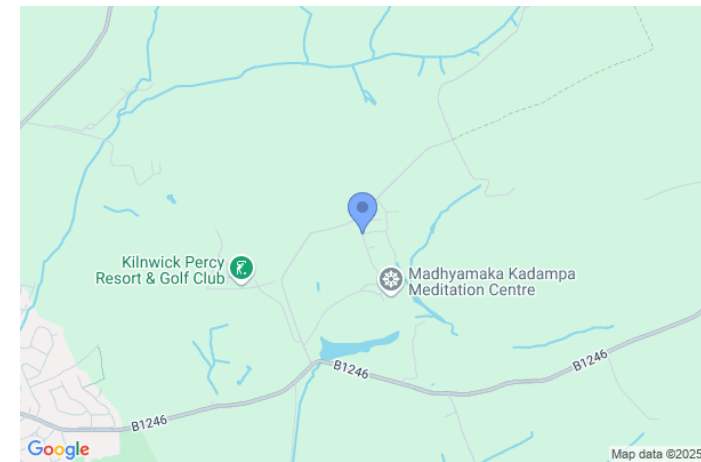
Tucked away in a unique and characterful development in the Yorkshire Wolds, this deceptively spacious period barn conversion offers approximately 1,800 sq ft of well presented living space. Just a short drive from the bustling market town of Pocklington and its wide array of amenities, this charming home blends traditional features with contemporary comfort and is offered to the market with no onward chain.

The ground floor boasts an impressive open-plan kitchen/diner, ideal for family life and entertaining, complete with an adjacent utility room. A flexible snug area provides the option of a formal dining room, home office or cosy retreat, while the standout feature is the generous living room—a stunning space with a vaulted ceiling, exposed beams, and a log-burning stove, creating a warm and inviting atmosphere.

Upstairs, the property offers three well-proportioned bedrooms, including a spacious master suite with en suite shower room. A family bathroom completes the first floor.

Externally, there is a charming front garden and a private rear courtyard, single garage and off-street parking.

Offering space, character and convenience in equal measure, this is a rare opportunity to own a distinctive home in a sought-after setting.





NO ONWARD CHAIN





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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

Address: Swallow Cottage, Kilnwick Percy, York, North Yorkshire, YO42 1UF
Reference: 2204

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services Oil central heating.
Sewerage treatment plant.

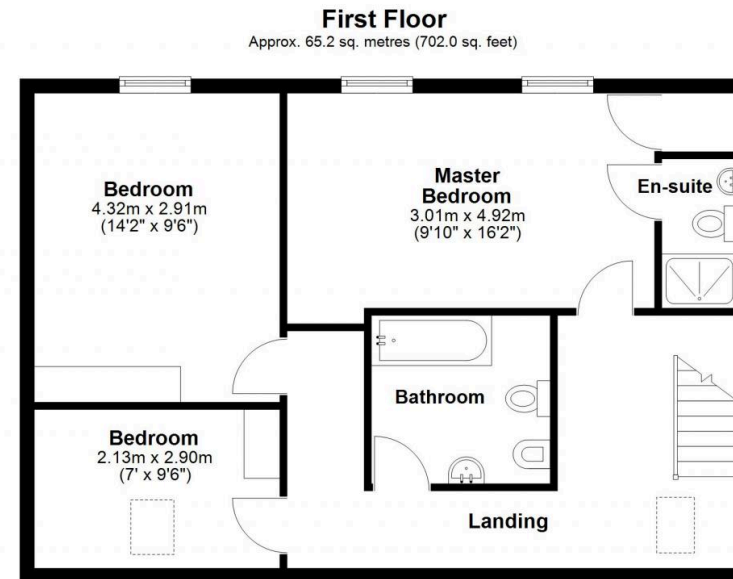
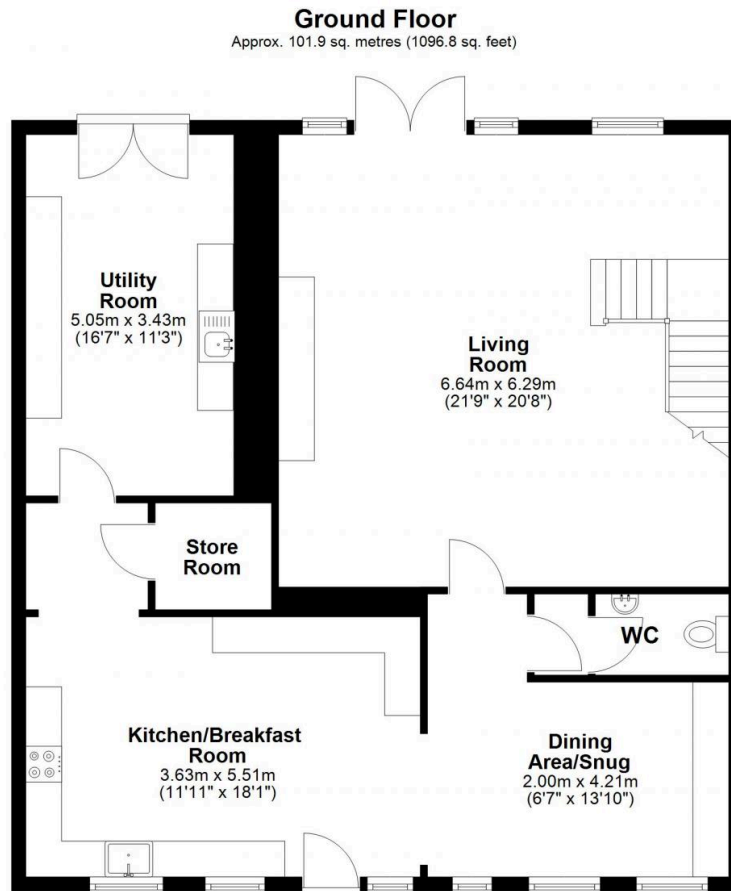


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R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Total area: approx. 167.1 sq. metres (1798.8 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled.
Quoted SqPft and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases.
Plan made with PlanUp
Plan produced using PlanUp.

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