



Pear Tree Cottage, Kilnwick Percy, York, YO42 1UF

- A period cottage located in the grounds of the Madhyamaka KMC Buddhist centre • Oozing character & charm •
- Kitchen with a range of appliances • Snug/home office/ground floor bedroom • Open plan living/dining room •
- Bathroom & separate shower room • Two large double bedrooms • Permission to park a car on a gravelled drive •
- Mature gardens, potting shed & storage shed • EPC = F

Guide Price £315,000

If you are looking for a property that benefits from quick access to the centre of Pocklington, like the idea of being surrounded by natural beauty and stunning countryside, then look no further as this lovely cottage could be the perfect purchase for you. The property is located in the grounds of Madhyamaka KMC (modern Buddhist centre) an idyllic setting unlike anything else in the area. In addition the property boasts an abundance of characterful and charming features that will surely appeal to the most discerning of purchasers. It is not very often that such quirky properties come to the market, so a viewing is highly recommended to fully appreciate all that it has to offer.

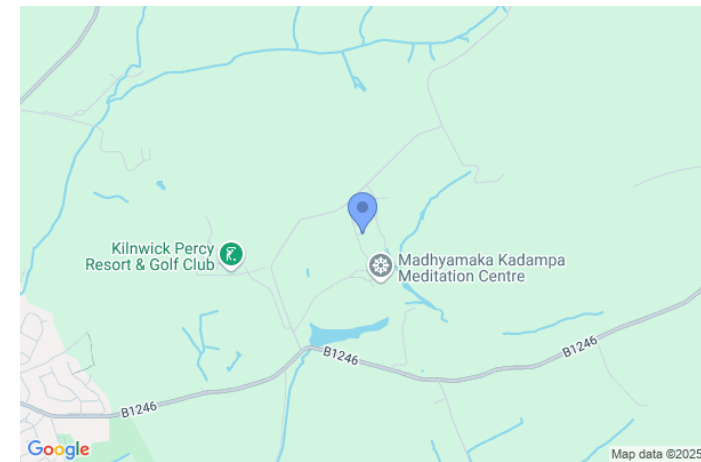
On entering you will see various doors off to all sides, stairs rising to the first floor and a hidden cupboard immediately adjacent which is deceptively deep, perfect for the storage of coats and shoes.

The kitchen has been fitted with an L shaped worktop, sink with drainer, four ring gas hob, an oven, various storage cupboards and a Esse range cooker. There is space at the centre of the room for a breakfast table with chairs. The next room is the snug/home office which could be used as a ground floor bedroom and has two feature arched recesses where shelving could be installed.

The living/dining room is open plan but is quite clearly used in two distinct sections. The first has been set up for formal dining with dual aspect windows, one of which is a bay that allows natural light to flood in. The living area has a set of timber French doors which open to the garden whilst an open fireplace with enamel tiling can be found at the centre, the perfect addition especially in the colder winter months. A bathroom comprising bath, w/c and hand basin completes the ground floor.

To the first floor there are two large double bedrooms and a shower room comprising shower, hand basin and w/c.

Externally the rear garden comprises of a small lawn with a cherry tree at its centre, mature shrubs and a timber potting shed. The property is situated in what was the old walled garden to the main hall, the walls of which are still stood today. The gardens are open but the area that is included within the sale will be made clear on viewing. There is a gravelled area to the front where you have permission to park a car and a timber shed perfect for storage.





A DELIGHTFUL COTTAGE OOZING CHARACTER & CHARM



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) 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	57

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	0

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. Waste treatment plant & LPG central heating



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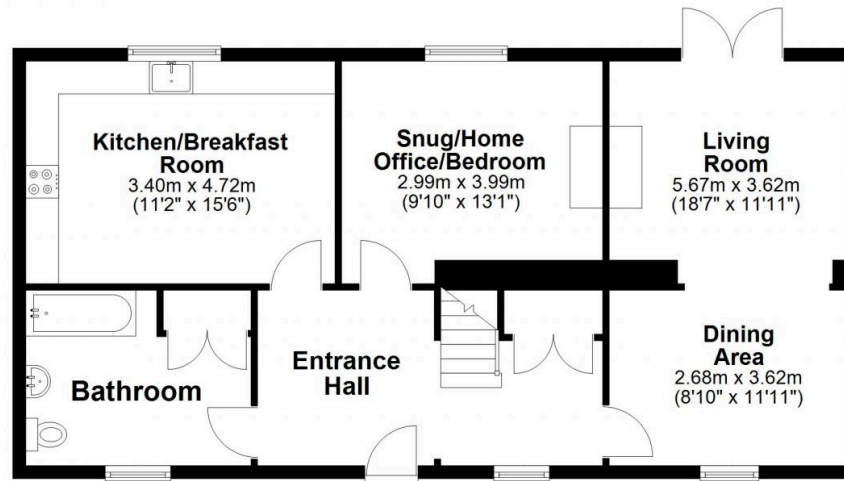


Offices in **York, Pocklington and Market Weighton**

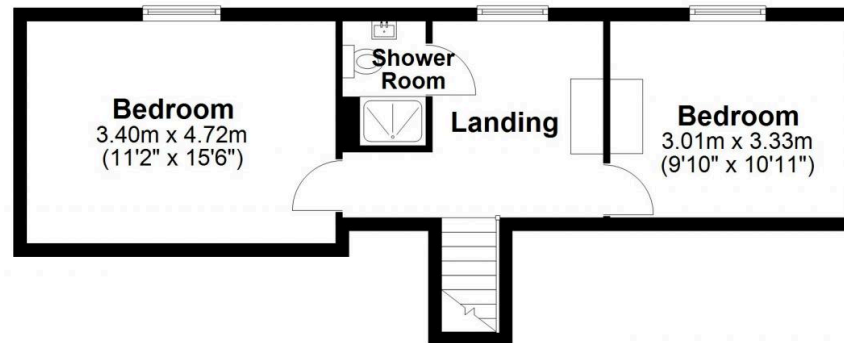
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Address: Pear Tree Cottage, Kilnwick Percy, York, YO42 1UF
Reference: 2256

Ground Floor



First Floor



Total area: approx. 118.5 sq. metres (1275.9 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted SqP 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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