



The Presbytery, Holme on Spalding Moor, York, YO43 4BR

Guide Price £725,000

A rare opportunity to own a distinguished period home situated on an expansive plot of just under 1.25 acres. This exceptional property boasts over 2800 sq ft of versatile accommodation and provides a unique multi-generational living option with its attached annexe, making it perfect for extended family living or home working. Surrounded by mature woodland, the house is tucked away in a central clearing, providing an unparalleled level of privacy. Homes with such distinctive features and private settings are a rare find, making this an incredibly special opportunity.

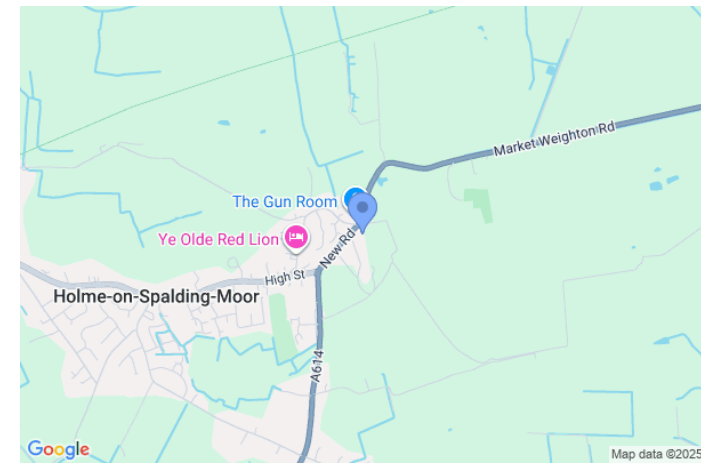
The village boasts a local primary school, doctor's surgery, and a well-stocked village shop, ensuring convenience for everyday needs. Holme on Spalding Moor is well-connected, with excellent transport links to the nearby City of York and Howden train station two hours from London. The village also features a variety of pubs, a community centre and outdoor spaces. Whether you're enjoying the tranquil countryside or taking advantage of local services, Holme on Spalding Moor offers a perfect balance of rural charm and modern convenience.

On entering through the main door, you step into a generous porch with a charming tiled floor, currently used for the storage of coats and shoes. Moving into the main house, you are greeted by solid wood flooring, a staircase rising to the first floor and doors leading off to either side. The first reception room on the left enjoys dual-aspect windows, an exposed brick fireplace with an open fire at its centre and built-in storage to one side. Across the hall you will find a second reception room which has a large sliding sash window to the front, flooding the space with natural light and a cast-iron open fire, a perfect focal point for the colder months.

A door from the living room opens into a spacious kitchen/diner, complete with a fully tiled floor, an L-shaped solid wood worktop with a chopping block at one end, a Belfast sink and an Aga. There is built-in storage and ample room for a substantial dining table and chairs. Timber and glass double doors open directly onto the patio seating area, creating an ideal flow for entertaining. Off to one side is a large utility room with a tiled floor, additional built-in storage, a single oven, a four-ring hob and space for multiple appliances. Beyond lies a fully shelved pantry and a door giving access to the 38 m2 integrated double garage with electric doors. A cloakroom with WC and hand basin completes the ground floor.

The first floor is divided into two sections. The main section offers three large double bedrooms and a single, all with built-in storage. One of the doubles features a cast-iron fireplace for added character. The master suite boasts a generous en-suite bathroom with a freestanding bath, pedestal hand basin, w/c, and separate shower. A well-appointed family bathroom with bath, w/c, and hand basin serves the remaining bedrooms. The adjoining annex provides excellent additional accommodation comprising two spacious double bedrooms, one with fitted storage, a bright kitchen/living/dining area with built-in appliances and a Velux window. A bathroom with a bath, w/c and pedestal hand basin completes this floor. A second staircase from this part of the house leads to its own entrance at the rear, offering privacy and independence.

The property is approached via a spacious driveway, providing plenty of parking for multiple vehicles. Situated centrally within its plot, the house is surrounded by beautifully landscaped gardens, including a private walled garden that offers a serene space for relaxation and outdoor entertaining. The lovely patio seating area accessible from the dining/kitchen, provides the perfect place to enjoy the peaceful surroundings.





THE PRESBYTERY IS A STUNNING FIVE BEDROOM PERIOD HOME WITH SUBSTANTIAL GROUNDS



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	73

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	44

Address: New Road, Holme on Spalding Moor, York, YO43 4BR
Reference: 2426

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services All mains services



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Approx. Gross Internal Floor Area 1883 sq. ft / 175.01 sq. m
Annexe 503 sq. ft / 46.77 sq. m
Garage 415 sq. ft / 38.52 sq. m
Total 2801 sq. ft / 260.30 sq. m

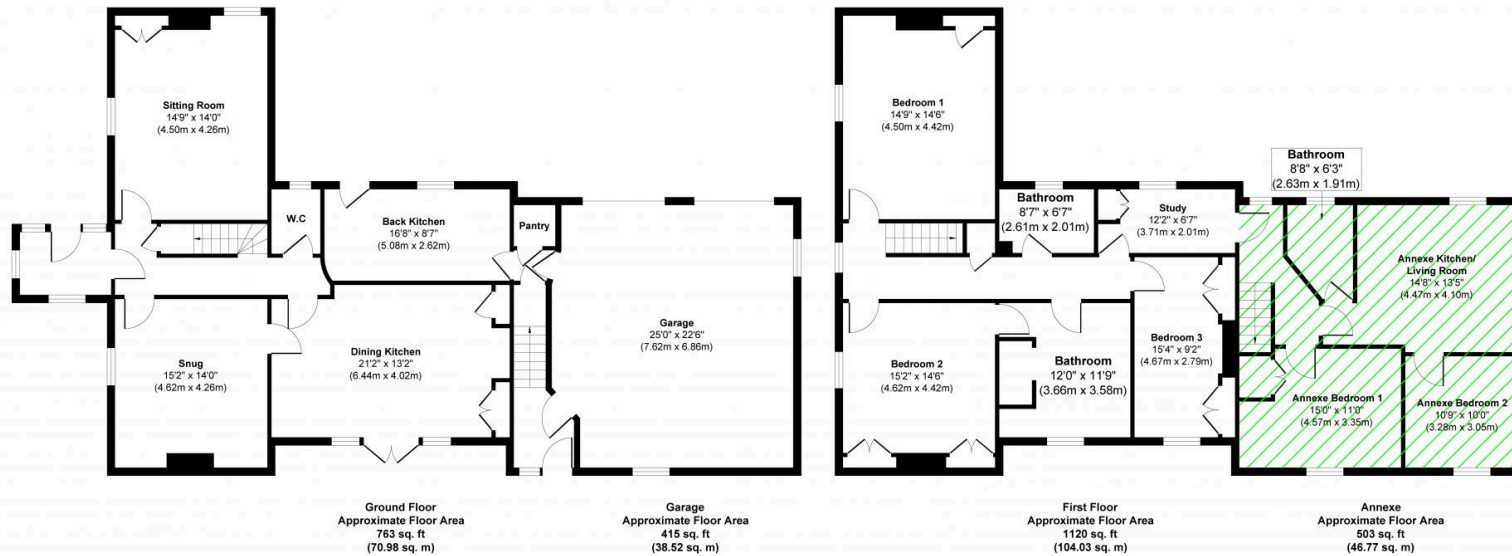


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