



**Main Street, Bolton, York, YO41 5QS**



- Period farmhouse with origins believed to date back 250 years • Two acre paddock at the rear with vehicular access • Living room with exposed timber beams & an open fire • Formal dining room with an open fire & a snug off • Kitchen with a range of appliances & an old feature brick built bread oven • Three double bedrooms to the first floor, two with fitted storage • Family bathroom with a utility area area off to one side • Substantial master bedroom with en-suite bathroom to the second floor • Annex with a kitchenette, bedroom & bathroom. Single garage • EPC = E

## Guide Price £650,000

Nestled in the picturesque village of Bolton, just a short drive from the popular market town of Pocklington, is this captivating period farmhouse which is believed to have origins dating back approximately 250 years. Rich in character and charm, the property blends traditional features with generous living space, including a separate annexe, beautiful gardens, and a two-acre paddock, perfect for those seeking a rural lifestyle in a well-connected setting.

The accommodation is arranged over three floors, offering flexibility and character throughout. The ground floor includes a welcoming living room with an open fire, ideal for cosy evenings and a formal dining room, also featuring an open fire, creating a wonderful space for entertaining. A separate snug adjacent to the dining room provides a relaxed seating area with French doors leading out to the garden.

The heart of the home is the well-proportioned kitchen, which includes a range of fitted storage units and appliances. A Rayburn cooker is also in situ, requiring connection to an oil feed. To the side of the Rayburn, you will find an exposed brick feature bread oven — a remnant of a bygone era.

Upstairs the first floor boasts three double bedrooms, two of which feature built-in storage, whilst the third is enhanced by a charming cast iron fireplace. A stylish family bathroom serves the floor, complete with a roll-top bath, corner shower with side jets, w/c, and pedestal basin. A door on the left opens into a utility area with space for white goods and for drying clothes.

The second floor reveals a standout bedroom, bathed in natural light from multiple Velux rooflights and featuring impressive exposed timber beams. This substantial room is ideal as a principal suite or guest room and benefits from an ensuite bathroom with bath, w/c and hand basin.

Perfect for multi-generational living or potential rental income, the self-contained annexe includes a bedroom/living space, kitchenette and a shower room, all neatly arranged with a private entrance. The current vendor has successfully let this annex on Air B&B in the past.

The property is set within lovely formal gardens, offering a variety of mature planting, lawn, and seating areas. Beyond the garden lies a two-acre paddock, accessed via a rear vehicular entrance, ideal for those with equestrian or smallholding interests. To the front, there is a single garage and ample off-street parking for multiple vehicles.

This beautiful home is a rare opportunity to acquire a piece of Yorkshire's heritage, with space, charm and versatility in equal measure.







**AN ATTRACTIVE PERIOD PROPERTY WITH A TWO ACRE PADDOCK & ANNEX**





**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>		
(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 energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	60

Environmental Impact (CO <sub>2</sub> ) Ra		
	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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	0

Address:  
Reference: 2407

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.



rmenglish.co.uk



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

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

**Approx. Gross Internal Floor Area 2345 sq. ft / 217.88 sq. m**  
**Garage 159 sq. ft / 14.74 sq. m**  
**Annex 250 sq. ft / 23.23 sq. m**  
**Total 2754 sq. ft / 255.85 sq. m**



Illustration for identification purposes only, measurements approximate, not to scale.  
 Copyrighted and Produced by MS Property Marketing.

#### Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.