



The Old Mill House, Canal Head, Pocklington, York, YO42 1NW

• A substantial family home with over 3000 sqft and large gardens • Kitchen/living/dining area • Living room • Three further reception rooms • Five bedrooms, 3 with en-suites • Family bathroom • Garage converted into a substantial home office and store • Stables • Shared septic tank • EPC = E

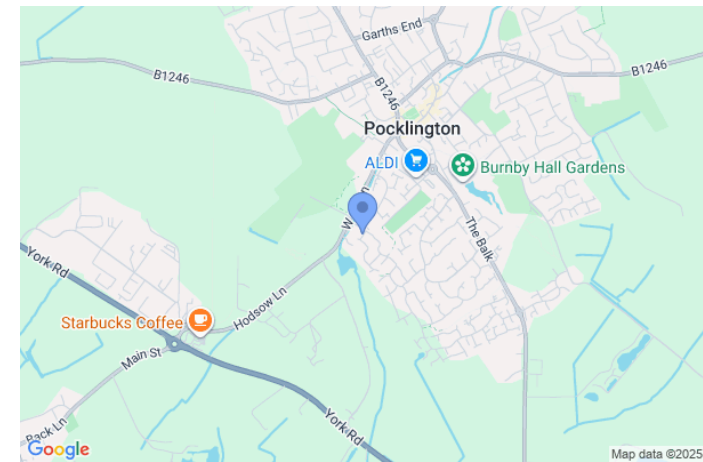
Guide Price £685,000

A deceptively spacious Mill House located just outside the market town of Pocklington, boasting stunning manicured grounds and accommodation set out over three floors totalling just over 3000 sqft. This really is a unique property unlike any other in the area, so a viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you find yourself in a spacious hallway with a set of doors directly ahead that open to a Juliet balcony that provides stunning views over the water. To the left hand side is a room that has been previously used as a home cinema but could be utilised as a games room or snug. Beyond is a home office / garden room with a spiral staircase leading to the first floor. There is a door that opens to the side garden. To the other side of the ground floor you will find a separate w/c, utility room, a large double bedroom with an en-suite comprising w/c, hand basin and bath.

The first floor has been designed to be the main living area as there are two reception rooms to the left hand side, one works nicely as a formal sitting area, the other has a lovely balcony providing views over the garden. This end room can be accessed via the spiral staircase from the home office below. At the other end of the property is an open plan kitchen/living/dining area. There is a L shaped granite worktop, storage units, multiple appliances and an island with storage below. Beyond is the sitting and dining area. A log burner and balcony can also be found in this room. On the second floor you will find a study, three double bedrooms, two en-suites and a modern family bathroom.

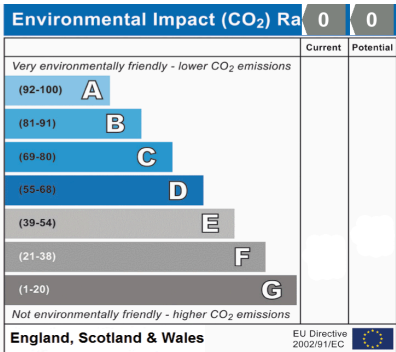
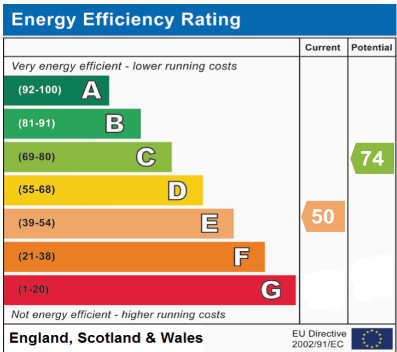
Externally the gardens are extensive with a variety of mature trees, shrubs and stunning flowers. There is an extensive horseshoe gravelled drive with a lovely lawned area at its centre. There is a paved area to the side of the property with a pergola over that has been used to accommodate a hot tub. There are three stables at the start of the drive and a brick-built home office with sliding doors. This building could be reverted back to a double garage if so desired. The property shares a drive and a septic tank with Mill House Cottage.





A STUNNING MILL HOUSE JUST OUTSIDE OF POCKLINGTON





Address: The Old Mill House, Canal Head, Pocklington, York, YO42 1NW
Reference: 1767

Viewing strictly by appointment

Tenure Freehold

Council Tax Band G

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. Oil fired central heating. Shared septic tank

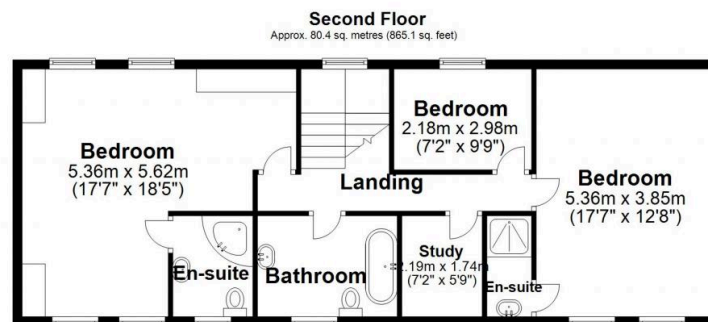
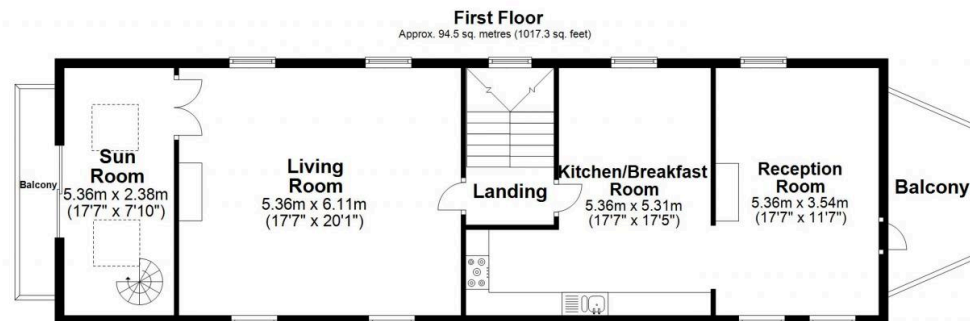
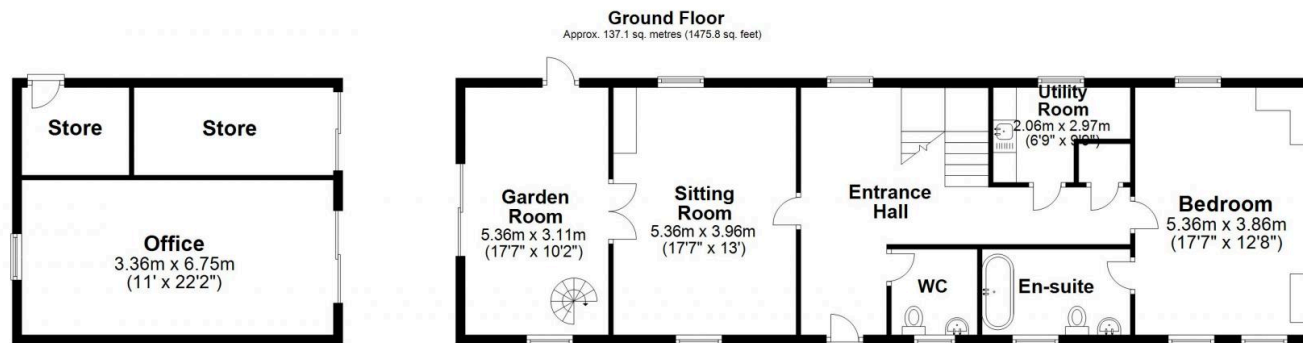


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Total area: approx. 312.0 sq. metres (3358.3 sq. feet)
All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanIt.

Mill House

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