



**Main Street, Melbourn, York, YO42 4RD**

## Guide Price £575,000

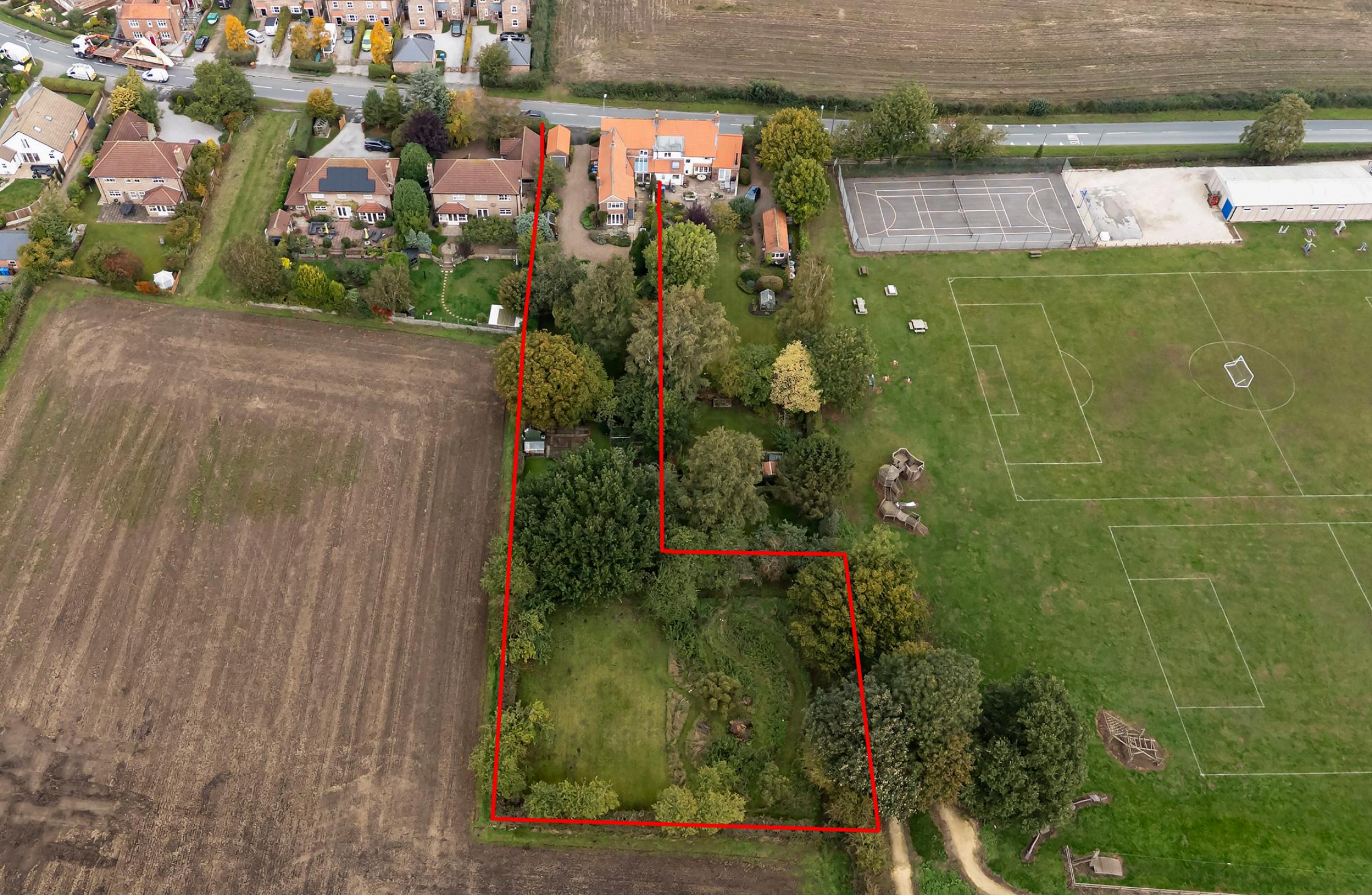
This five bedroom property is located in the picturesque village of Melbourne, only a short drive from the thriving market town of Pocklington. It provides the perfect blend of character, generous accommodation and idyllic outdoor space. The property is believed to date back to around 1880 and was originally a row of workers' cottages, later combined to form one spacious family home. It has been thoughtfully extended and updated over time, while retaining much of its original charm and character. Set in approximately half an acre of beautifully maintained gardens, the property provides flexible living space ideal for family life, entertaining or working from home. Located in the well-regarded village of Melbourne, the house benefits from a close-knit rural community, with Pocklington just a few miles away offering a wide range of amenities including schools, supermarkets, independent shops and eateries. The village has a highly regarded primary school and a thriving village pub. The village playing fields are to the east of the house, perfect if you have children that love to play outside. There is convenient access to York, Hull and the wider East Riding area, making this an ideal home for families and commuters alike.

The ground floor offers three welcoming reception rooms, each with its own character and flexibility. The main sitting room is a cosy yet spacious area, perfect for relaxing with family, featuring a log burner that adds warmth and charm. A separate dining room provides an ideal space for entertaining or hosting family meals, while the third reception room offers versatility as a snug, study or playroom, depending on your needs. To the rear of the property is a light-filled garden room with large windows that overlook the garden, creating a peaceful spot for reading, morning coffee or simply enjoying the changing seasons. The kitchen has a traditional, country-style feel with fitted units, plenty of worktop space, an undercounter fridge, dishwasher and a freestanding oven. It's well suited to everyday family use and flows easily into the utility room, which provides additional storage and laundry facilities. A practical side entrance across the hall is ideal for the storage of coats and shoes.

To the first floor you will find five well-proportioned double bedrooms. The principal bedroom is particularly spacious and benefits from an en-suite comprising bath with shower over, low level w/c and pedestal hand basin. The remaining bedrooms are all excellent sizes, ideal for family, guests or even as a home office or hobby space. The layout lends itself well to larger families or those needing flexible accommodation. The family bathroom is modern and well-appointed, featuring a full-sized bath with shower over, a hand basin and w/c.

The house sits within mature gardens extending to around half an acre, offering a wonderful sense of space, privacy and connection to the surrounding countryside. The gardens are predominantly laid to lawn, bordered by a mix of established trees, flowering shrubs and well-stocked beds that provide year-round interest. Various seating areas throughout the garden create perfect spots for outdoor dining, relaxing or entertaining. There are multiple vegetable growing areas and a greenhouse in the back section of the garden. The garden benefits from open views across adjacent fields, enhancing the peaceful, rural feel and offering an ever-changing backdrop of seasonal landscapes. This outlook provides a rare sense of seclusion, with uninterrupted views and the feeling of being truly immersed in the countryside. A detached single garage sits to one side of the house, along with private driveway which provides space for multiple cars.





**A SUBSTANTIAL PERIOD PROPERTY WITH A GARDEN OF HALF AN ACRE**



**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>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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



Address:  
Reference: 1820



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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 2479 sq. ft / 230.29 sq. m**  
**Garage 218 sq. ft / 20.25 sq. m**  
**Total 2697 sq. ft / 250.54 sq. m**

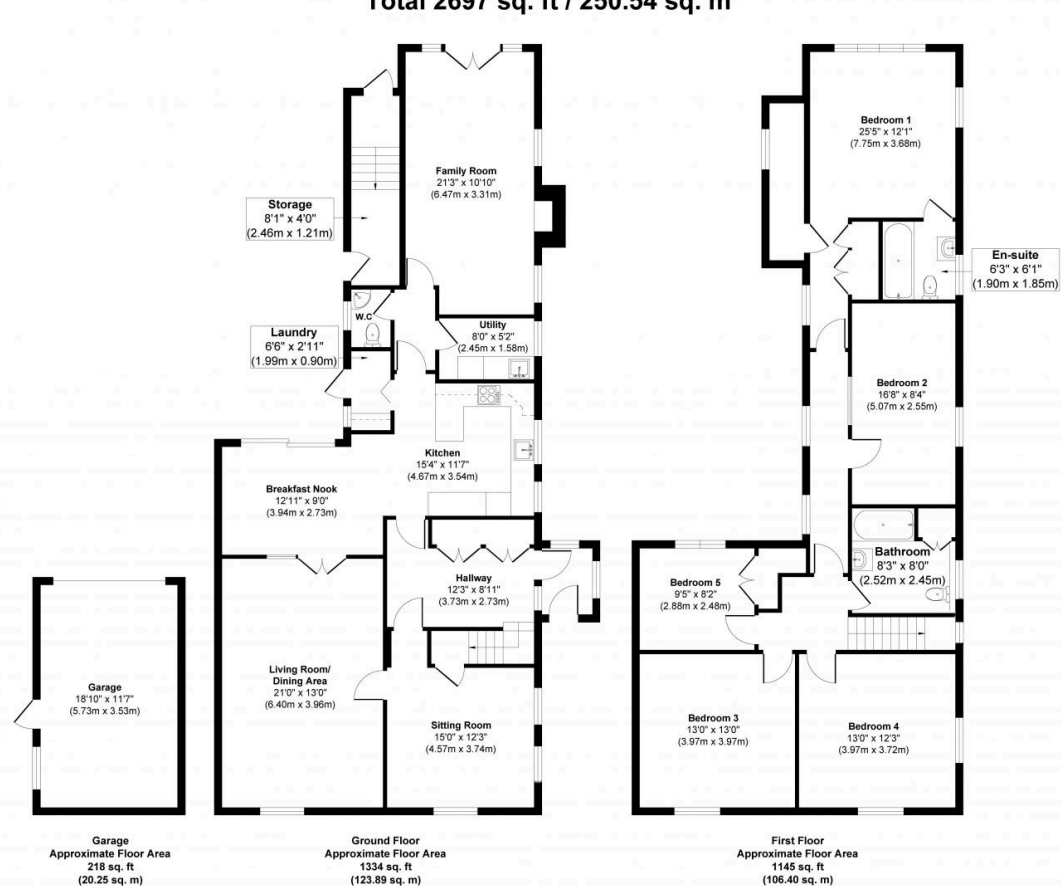


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