



**Harlthorpe, York, East Yorkshire, YO8 6DW**

- A nicely presented family home with a detached annex • 6 acres & a range of outbuildings • 16 solar panels & a Tesla battery storage unit • Living room with a log burner & a separate dining room • Kitchen, large utility & boot room • Four double bedrooms & a family bathroom • Perfectly located for quick access to the main road networks • Amenities in the nearby village of Holme On Spalding Moor • Waste treatment plant • EPC = D

## Guide Price £850,000

Set just outside the sought-after village of Holme on Spalding Moor, this four-bedroom detached home enjoys a peaceful rural setting while remaining exceptionally well connected. Holme on Spalding Moor offers a strong range of everyday amenities including shops, a primary school, pubs, cafes and recreational facilities, making it a popular choice for families and those seeking village life. The area benefits from excellent road links via the A163 and A614, providing easy access to Market Weighton, Beverley, York, Hull and the wider motorway network, ideal for commuters who want countryside living without isolation.

The property itself is a substantial and versatile home, with approximately 6 acres of land, offering huge appeal for those with equestrian, agricultural or lifestyle interests. The main house provides four well-proportioned bedrooms and generous, practical living spaces. The living room features a log burner, creating a warm and welcoming focal point, ideal for cosy evenings. The kitchen forms the heart of the home, offering ample workspace and storage, well suited to family life and entertaining, with a natural flow through to the adjoining dining and living areas.

Day-to-day functionality is well catered for with a large utility room, perfect for laundry and additional storage, complemented by a separate boot room with its own shower room and w/c, ideal for country living, outdoor pursuits or managing muddy boots and pets.

Sustainability is a key feature, with 16 solar panels paired with a Tesla storage battery, helping to significantly reduce energy costs and improve efficiency.

Externally, the property truly comes into its own. There is a four-bay open-fronted garage, a large agricultural building and a separate workshop, offering extensive storage and workspace options. In addition, a self-contained annexe with a bedroom and shower room provides excellent flexibility for guests, extended family, or potential holiday or workspace use (subject to any necessary consents).

Surrounded by open countryside and enjoying far-reaching views across its own land, this is a rare opportunity to acquire a well-located rural property combining space, versatility, and modern energy features, all within easy reach of village amenities and major road connections.





**FAMILY HOME WITH AN ANNEX, SOLAR PANELS, FARM BUILDINGS, CAR PORT & 6 ACRES**



**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			
		67	85
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 D

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. Oil fired central heating & waste treatment plant. Annex LPG



Address:  
Reference: 2489



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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 2122 sq. ft / 197.14 sq. m**  
**Loft 153 sq. ft / 14.17 sq. m**  
**Garage 710 sq. ft / 65.93 sq. m**  
**Outbuildings 967 sq. ft / 89.81 sq. m**  
**Annexe 426 sq. ft / 39.56 sq. m**  
**Agricultural Building 3028 sq. ft / 281.35 sq. m**  
**Total 7406 sq. ft / 687.96 sq. m**

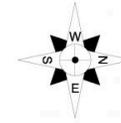


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