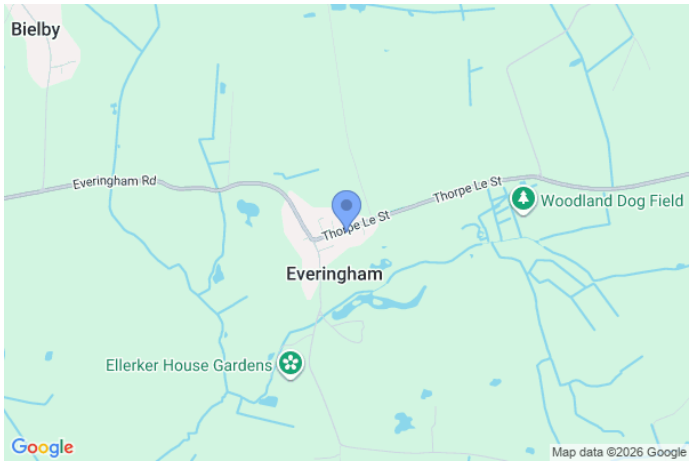


Home Farm Cottage, Everingham, York, YO42 4JD

Guide Price £699,950



This deceptively spacious family home enjoys a picturesque setting within the charming village of Everingham – a close-knit rural community known for its peaceful atmosphere and historic character. Everingham is a small village surrounded by open farmland and rolling countryside, offering an idyllic retreat from the pace of modern life. Despite its rural feel, the village maintains a strong sense of community, centred around local features such as the village hall, church and recreational spaces. St Everilda's Church stands as a historic focal point, while the wider parish offers a welcoming, traditional Yorkshire lifestyle. For everyday needs, more extensive amenities can be found just a short drive away in Holme On Spalding Moor, Market Weighton and Pocklington, all offering shops, supermarkets, schools and dining options. Larger centres including York and Beverley are also within easy reach, providing a wider range of cultural, retail and leisure facilities. Howden train station is also close by which gives access to Leeds, Manchester & London.

The property sits within a generous and clearly defined plot, offering a wonderful sense of privacy and space that is increasingly rare. The property is set back within its grounds and enclosed by established boundaries, creating a secure and peaceful environment. A gravel driveway provides ample off street parking and leads to the substantial integrated garage, making the home highly practical for families and those requiring additional storage or workshop space. The grounds are a particular highlight, with a large, predominantly lawned garden that wraps around the house and offers excellent potential for further landscaping or outdoor entertaining. Mature trees and hedging soften the boundaries, while a variety of seating areas and quieter corners provide opportunities to enjoy the surroundings throughout the day.

Internally, the property presents a compelling blend of character and contemporary living. The kitchen is undoubtedly the heart of the home – a bright, spacious and thoughtfully designed room that lends itself perfectly to modern family life. The central island provides both a practical workspace and a natural gathering point, complemented by sleek cabinetry, integrated appliances and generous worktop space. Exposed beams add warmth and character, while recessed lighting and clean finishes create a fresh, modern feel. There is ample room for informal dining and the layout flows well into adjacent living spaces, making it ideal for entertaining. Beyond the kitchen, the accommodation is both versatile and well-proportioned, with multiple reception rooms including a formal sitting room, dining room and a garden room that enjoys pleasant views over the grounds. This flexibility allows the home to adapt to a variety of lifestyles, whether accommodating growing families, home working or multi-generational living. Upstairs, the bedrooms are generously sized, with several benefiting from en-suite facilities, while the overall layout provides a comfortable balance of privacy and practicality.

Importantly, the property also benefits from environmentally conscious features that enhance both efficiency and long-term sustainability. Two solar panels are installed on the roof, contributing towards the heating of the water supply and helping to reduce energy consumption and running costs.

The balance between indoor and outdoor space is particularly impressive, offering a lifestyle that can be both relaxed and highly functional. Whether enjoying the expansive garden, entertaining in the open-plan kitchen or simply appreciating the peaceful surroundings, the property delivers a rare opportunity to acquire a substantial and characterful home in a well-connected rural location.



A STUNNING FAMILY HOME LOCATED IN THE HEART OF EVERINGHAM







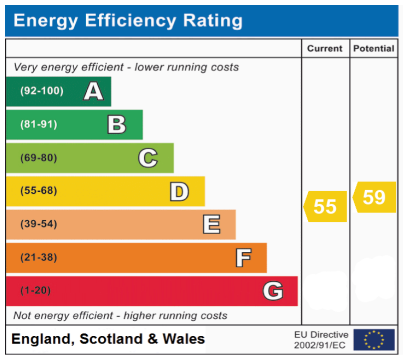


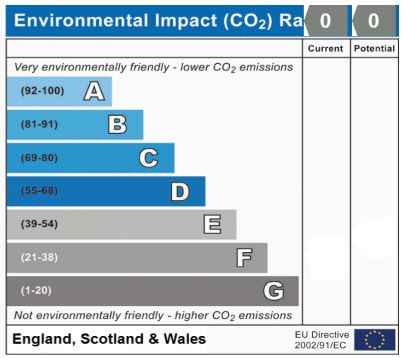
R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202









Address:

Reference: 2636

Viewing strictly by appointment

Tenure Freehold

Council Tax Band G

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Oil fired central heating.

RICS

OnTheMarket.com rmenglish.co.uk rightmove.co.uk

Approx. Gross Internal Floor Area 3229 sq. ft / 299.97 sq. m
Garage 420 sq. ft / 39.01 sq. m
Total 3649 sq. ft / 338.98 sq. m

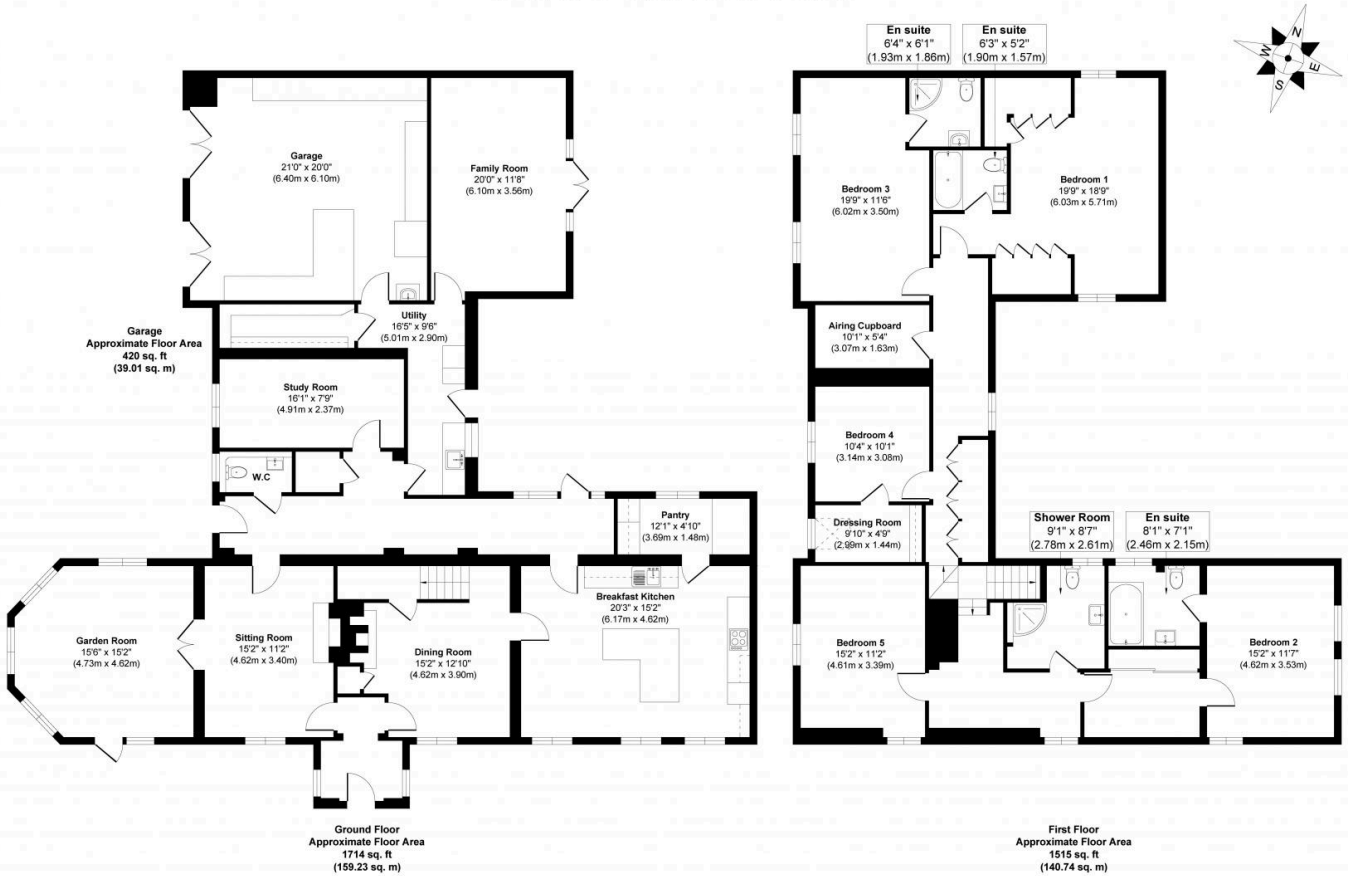


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