



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 4  3  2  E



# Main Street, Melbourne, York

£650,000



A unique detached bungalow set behind electric gates and positioned within 1.5 acres of beautifully arranged grounds. Designed with enhanced accessibility, it offers superb flexibility for families and multi-generational living. Both the main house and the annex include air-conditioning for year-round comfort.

The main residence centres around a bright open-plan living space with triple bifolds opening onto the terrace and gardens, creating an effortless indoor–outdoor flow. The contemporary kitchen features generous worktops, sleek cabinetry, a large arched window with garden views and a separate utility. There are three double bedrooms (two en-suite), including a semi-independent suite with kitchenette, plus a fully accessible bathroom with hoist system.

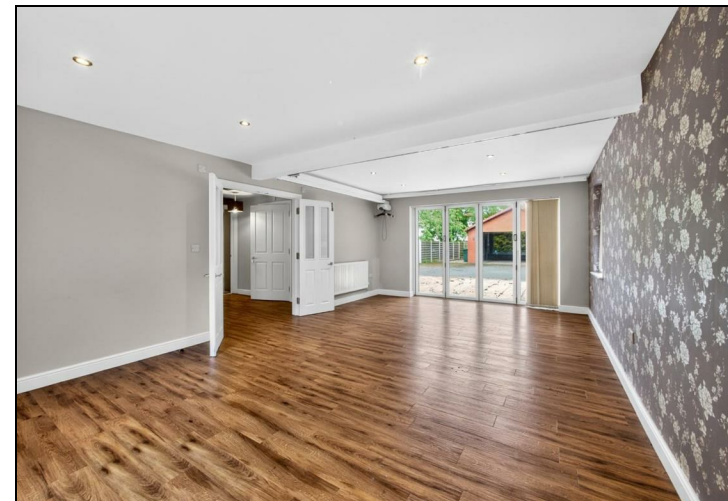
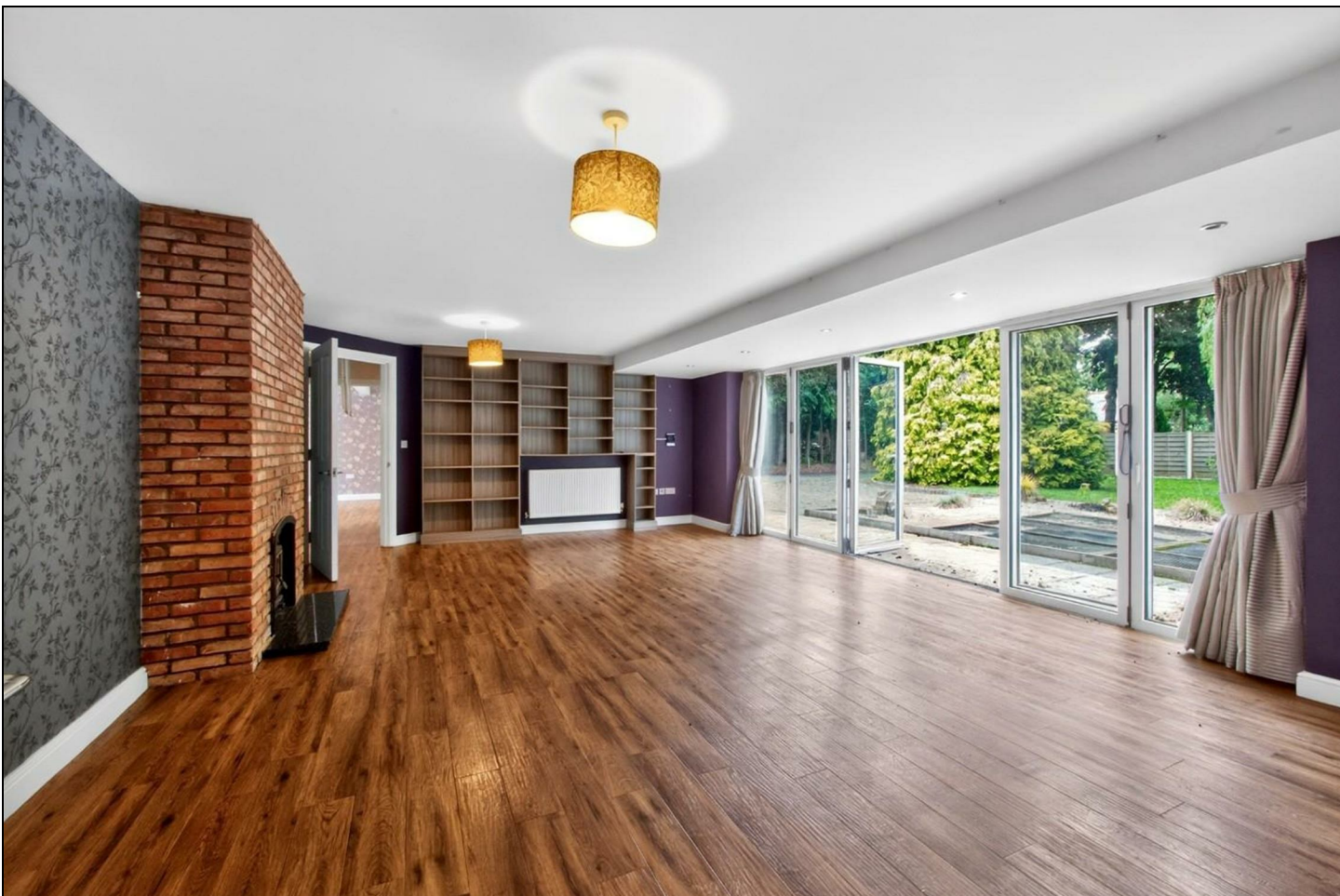
The standout 550 sq.ft. detached annex provides superb additional accommodation with corner bifolds, private terrace, kitchenette, WC, air-conditioning and its own garden — ideal for relatives, guests, studio use or independent working.

The 1.5 acres of grounds include raised beds, a paddock, orchard and multiple private garden zones, along with a long gated driveway, detached double garage and secure parking for several vehicles.

Located in the well-regarded village of Melbourne, the property enjoys a friendly rural setting with a popular village pub, sports playing fields and the highly regarded Melbourne Community Primary School. Surrounded by open countryside yet within easy reach of York, Pocklington and major road links, the village offers a peaceful, well-connected lifestyle with strong community appeal.

## KEY FEATURES

- Unique Detached Bungalow
- Remarkable Gated 1.5-Acre Setting
- Double Garage & Secure Parking
  - Detached Annex
- Bright Open-Plan Living
- Ideal for Additional Care Needs / Multi  
Generational Living
- Three/Four Double Bedrooms
  - Council Tax Band E















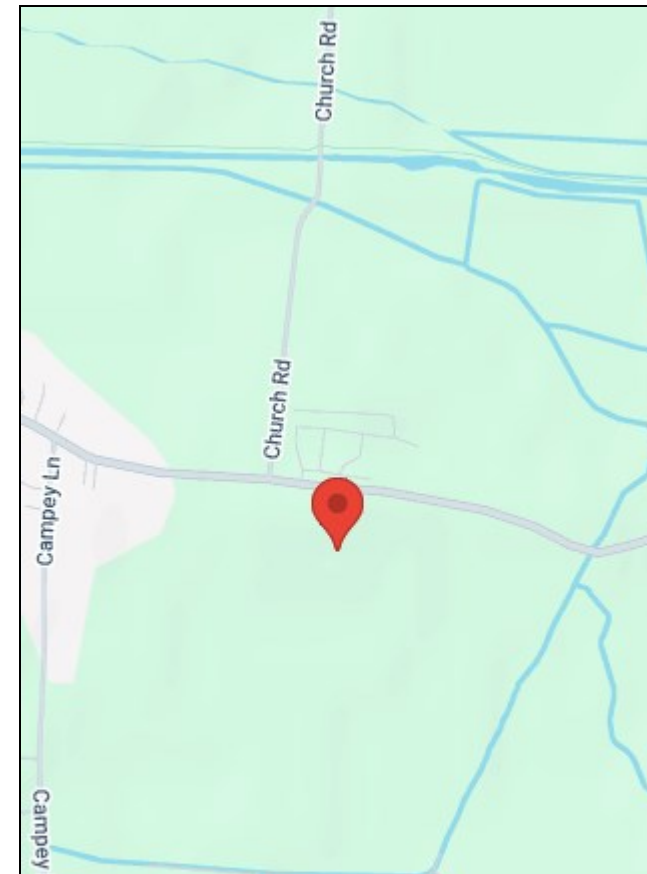
**Floor Plan 1**

**Annex**

**Garage**

Total floor area 298.3 m<sup>2</sup> (3,210 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  |         |           |
| EU Directive 2002/91/EC                     |  |         |           |
|                                             |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A                                                     |  |         |           |
| (81-91) B                                                       |  |         |           |
| (69-80) C                                                       |  |         |           |
| (55-68) D                                                       |  |         |           |
| (39-54) E                                                       |  |         |           |
| (21-38) F                                                       |  |         |           |
| (1-20) G                                                        |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales                                                 |  |         |           |
| EU Directive 2002/91/EC                                         |  |         |           |
|                                                                 |  |         |           |

Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026  
york@hunters.com | www.hunters.com



A wholly owned part of Hunters Property Group Limited | Registered Address: 2 St Stephens Court, St Stephens Road, Bournemouth, Dorset, BH2 6LA | Registered Number: 03947557 England and Wales | VAT No: 180 8978 59.