



Main Street, Melbourne, York

£400,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

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Main Street,
York YO42 4QQ

Est. 1871

£400,000

Enjoying uninterrupted views across open countryside, this impressive home extends to over 1,500 sq ft of thoughtfully designed accommodation and was built by highly regarded local developer Palladian Homes. Enhanced by the current owners since new, it combines generous living space, quality finishes and an exceptional setting within the village of Melbourne to create a home perfectly suited to modern family life.

The current owners have further elevated the specification since new, most notably through the installation of high-quality tiled flooring throughout the ground floor, creating a seamless flow between the principal living spaces and adding a refined finish that complements the home's contemporary design.

This impressive four-bedroom semi-detached home extends to approximately 1,517 sq ft and has been designed with modern family living at its heart. A welcoming entrance hall leads through to a spacious sitting room, providing an ideal retreat away from the main entertaining areas, while the heart of the home lies to the rear.

The stunning open-plan kitchen, dining and family space is a standout feature and perfectly reflects the way many buyers want to live today. The beautifully appointed kitchen centres around a substantial island unit, complemented by an extensive range of cabinetry, quality work surfaces and integrated appliances. The dining area comfortably accommodates larger gatherings and family occasions, while the impressive family space enjoys an abundance of natural light through the full-width bi-fold doors.

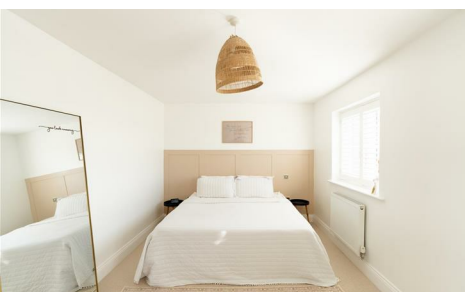
During the warmer months, these doors open completely to create a wonderful connection between the house and garden, allowing the countryside backdrop to become part of the living experience. Whether hosting friends, enjoying family meals or simply relaxing with the doors



Tenure: Freehold
Broadband: Up to 1000 Mbps* download speed
EPC Rating: B - 86
Council Tax: D - East Riding of Yorkshire
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.



open on a summer evening, this space effortlessly adapts to every occasion. A useful ground floor WC and additional storage complete the ground floor accommodation.

To the first floor are three generously proportioned bedrooms alongside a stylish family bathroom finished in a timeless contemporary style. Currently arranged as a home office, the smaller of the three bedrooms offers excellent flexibility and is equally well suited as a guest bedroom, nursery or study, making it ideal for modern family life or those working remotely.

Occupying the entire second floor, the principal suite creates a superb private sanctuary away from the rest of the home. Generous in scale and flooded with natural light, this impressive space benefits from fitted storage and a beautifully appointed en-suite shower room, offering a level of privacy and comfort more commonly associated with much larger homes.

Externally, the property continues to impress. Driveway parking is provided to the front, while the rear garden has been thoughtfully landscaped to maximise both enjoyment and practicality. Featuring a generous patio and high-quality artificial lawn, it provides an attractive, low-maintenance outdoor space ideal for families and entertaining. Beyond the garden, uninterrupted views stretch across open fields, creating a wonderful sense of space, privacy and connection to the surrounding countryside.

Melbourne is one of East Yorkshire's most desirable villages, offering an excellent balance of rural surroundings and everyday convenience. The village is home to Melbourne Primary School, The Melbourne Arms public house, a village hall, sports facilities and a thriving local community. The nearby market town of Pocklington provides a wider range of shops, supermarkets, cafés and leisure facilities, while York city centre is also easily accessible, making it an ideal location for commuters and families alike.

Constructed by Palladian Homes, the property also benefits from the remainder of its 10-year NHBC Buildmark structural warranty, with approximately six years of cover remaining, providing valuable peace of mind for prospective purchasers.

Combining generous living space, thoughtful upgrades and a superb village setting overlooking open countryside, this is an exceptional family home that offers both style and practicality in equal measure.

Partners:

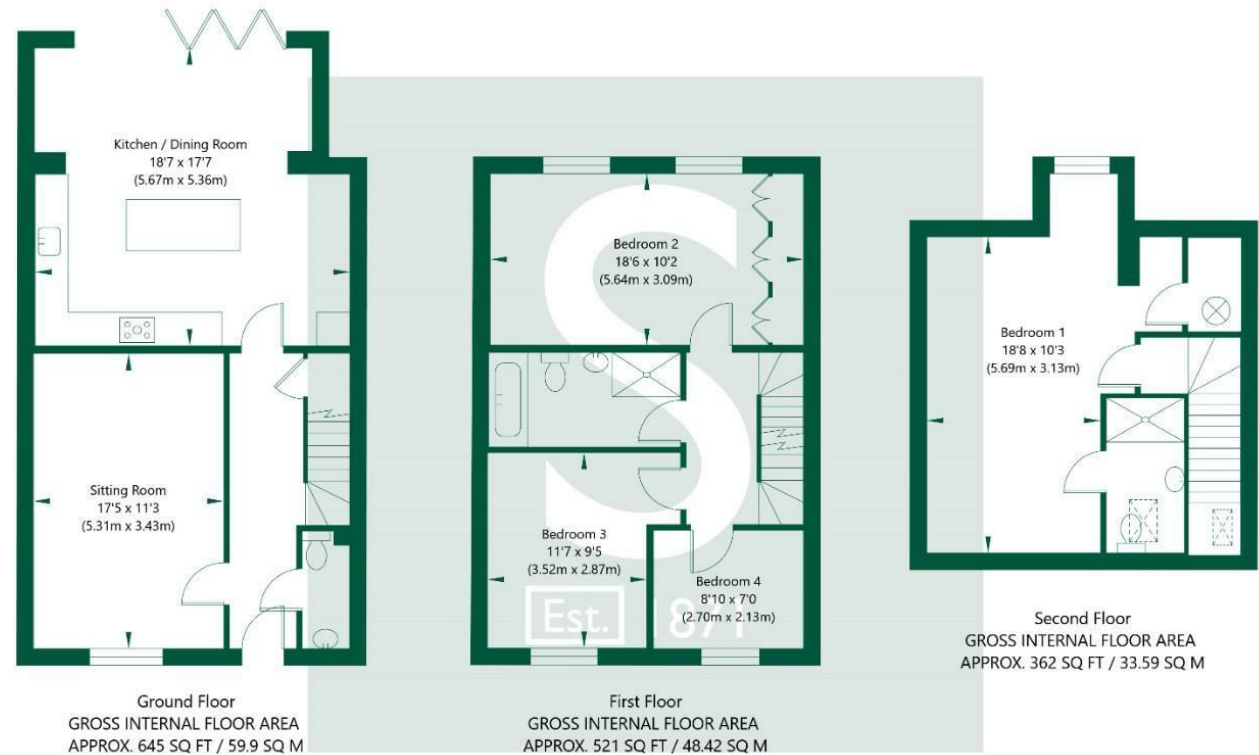
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Melbourne, York, YO42 4QQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1528 SQ FT / 141.91 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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