



Howden Road, Holme On Spalding Moor, York, YO43 4BU

- A beautifully presented family home in a highly desirable location • Three acres & a range of buildings • Kitchen with a range of appliances & storage • Living room with a log burner • Dining room • Snug • Office • Three bedrooms & a family bathroom • Off street gated parking for multiple cars • EPC = E

Guide Price £499,950

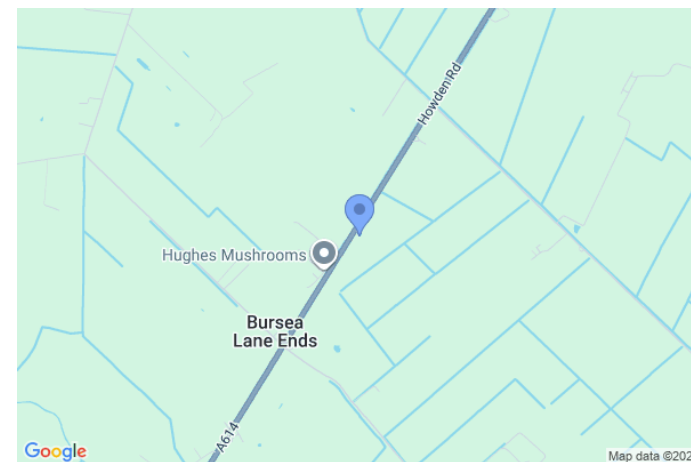
Pond Farm is situated in a tranquil rural setting just outside the village of Holme on Spalding Moor, positioned directly off Howden Road. Surrounded by scenic, open farmland, the area offers a peaceful countryside lifestyle while maintaining convenient access to local amenities, transport links, and nearby market towns.

Set within three acres and bordered by mature trees, this characterful property combines a charming residential home with a wide range of versatile outdoor facilities. The expansive grounds encompass paddock space, lush lawned areas, a poly-tunnel setup, chicken runs and extensive kitchen gardens, making it an ideal retreat for those seeking a self-sufficient lifestyle or smallholding.

The ground floor of the house offers a spacious layout featuring a bright kitchen fitted with traditional wooden units, tiled flooring and dual aspect windows that allows natural light to flood the room. Adjacent to the kitchen is a cozy sitting room complete with a classic fireplace, alongside a separate dining room featuring half-height wood panelling, perfect for entertaining. Extending further, the generous living room centres around a charming log burner, providing a warm and inviting space to relax. Practical additions to the ground floor include a study space and a w/c.

Moving to the first floor, the property hosts three well-proportioned bedrooms arranged around a central landing. A family bathroom comprises of a bath with a shower over, hand basin with storage below, while a separate w/c can be found adjacent.

Externally, there is an impressive selection of outbuildings including a garage, dedicated stable space, a cluster of storage sheds, an animal shed, a brick built store and greenhouse. The spacious paved courtyard offers parking for multiple cars. The property has a septic tank which we believe doesn't meet current regulations.





A LOVELY DETACHED HOME WITH OUTBUILDINGS AND JUST OVER 3 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) 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, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Howden Road, Holme On Spalding Moor, York, YO43 4BU
Reference: 2794

Environmental Impact (CO ₂) Ra		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
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Not environmentally friendly - higher CO ₂ 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 Main water & electric. Oil fired central heating & a septic tank



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Approx. Gross Internal Floor Area 1372 sq. ft / 127.51 sq. m
Outbuildings 950 sq. ft / 88.34 sq. m
Garage 295 sq. ft / 27.43 sq. m
Total 2617 sq. ft / 243.28 sq. m

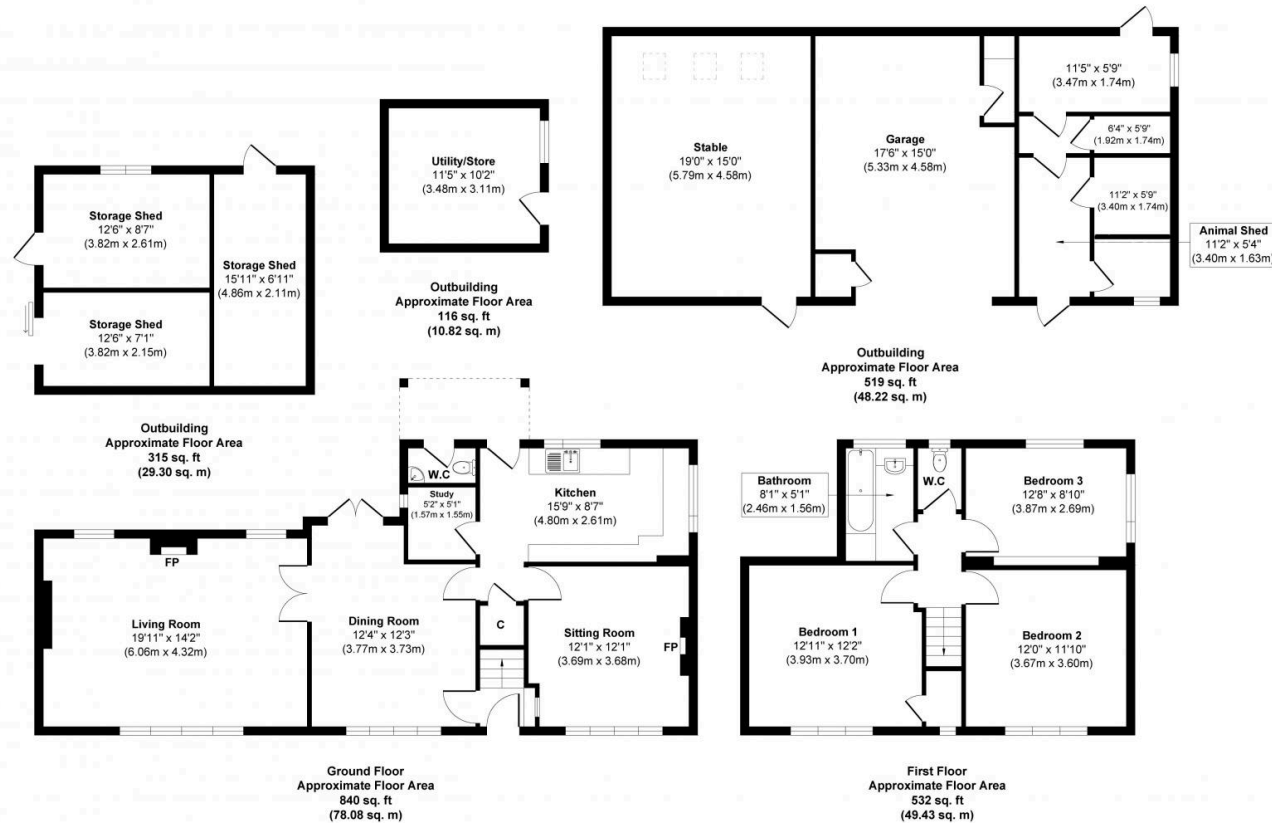


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