

An aerial photograph of a farm property in the East Riding of Yorkshire. A red line outlines a large area of land, including a main house, several barns, a large paved area, and several green fields. A road runs along the bottom and right sides of the property. In the top right corner, there is a red rounded square logo with the text "RM English" in white.

RM
English

Water End, Holme-on-Spalding-Moor, York, East Riding of Yorkshire, YO43 4HA

Guide Price £845,000

Set within approximately five acres of beautifully maintained grounds, this outstanding country residence offers around 3,700 sq ft of impeccably presented accommodation, equestrian facilities and exceptional versatility for modern family living. Having undergone an extensive programme of renovation and refurbishment, the property now combines the character and charm of its original 1850 origins with luxurious contemporary finishes throughout.

Rich in period features including exposed beams, original stonework and impressive brick inglenook fireplaces, the home has been thoughtfully modernised to an exceptional standard whilst retaining its timeless appeal.

The heart of the home is undoubtedly the stunning bespoke House of Elliott kitchen, expertly designed with an extensive range of handcrafted cabinetry, automatic illuminated drawers and premium Fisher & Paykel appliances including two ovens, an integrated microwave, induction hob, American-style fridge freezer, dishwasher, wine fridge, warming drawer and Quooker boiling water tap. A central island with Belfast sink and breakfast bar provides the perfect social space, whilst double doors open directly onto a generous patio, seamlessly connecting indoor and outdoor living.

The ground floor offers a wealth of flexible accommodation including four beautifully appointed reception rooms comprising a living room, dining room and two snugs, creating exceptional entertaining and family spaces.

One of the property's standout features is its exceptional flexibility for multi-generational living coming in the form of the annexe which can function as a fully self-contained space. Complete with its own bedroom, brand new contemporary wet room and independent kitchen/living space, it offers ideal independent accommodation for elderly relatives, grown-up children, long-term guests or even a live-in carer, whilst also having the ability to be seamlessly incorporated back into the main residence if preferred.

A spacious home office, pantry and impressive utility room complete this ground floor.

To the first floor are four generous double bedrooms, including a magnificent principal suite. French doors lead onto a private balcony overlooking the surrounding paddocks and open countryside, while a bespoke fitted dressing room leads through to a luxurious new en-suite featuring a freestanding roll-top bath, walk-in shower, heated towel rail, wash basin and WC. The remaining bedrooms are served by a beautifully appointed new family bathroom complete with bath and shower over, wash basin and WC.

Outside, gates open onto an extensive gravelled driveway providing ample, secure parking. The equestrian facilities comprise ten stables, hay barn, tractor shed, tack room, feed room, store rooms and a series of well-fenced paddocks with water connected to each. The former manège has now been incorporated into the surrounding paddock land, creating approximately five acres of highly usable grazing. Formal gardens and extensive patio seating areas provide wonderful spaces for outdoor entertaining, all enjoying a peaceful rural setting with far-reaching countryside views.

A rare opportunity to acquire a beautifully renovated country home offering luxury family living, outstanding equestrian facilities and genuine flexibility for multi-generational occupation, all within an idyllic rural setting.





AN EXCEPTIONAL COUNTRY HOME SET WITHIN 5 ACRES





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services Oil central heating. Mains water & drainage.



Address: Water End, Holme-on-Spalding-Moor, York, East Riding of Yorkshire, YO43 4HA

Reference: 2762



rmenglish.co.uk



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 3649 sq. ft / 339.00 sq. m

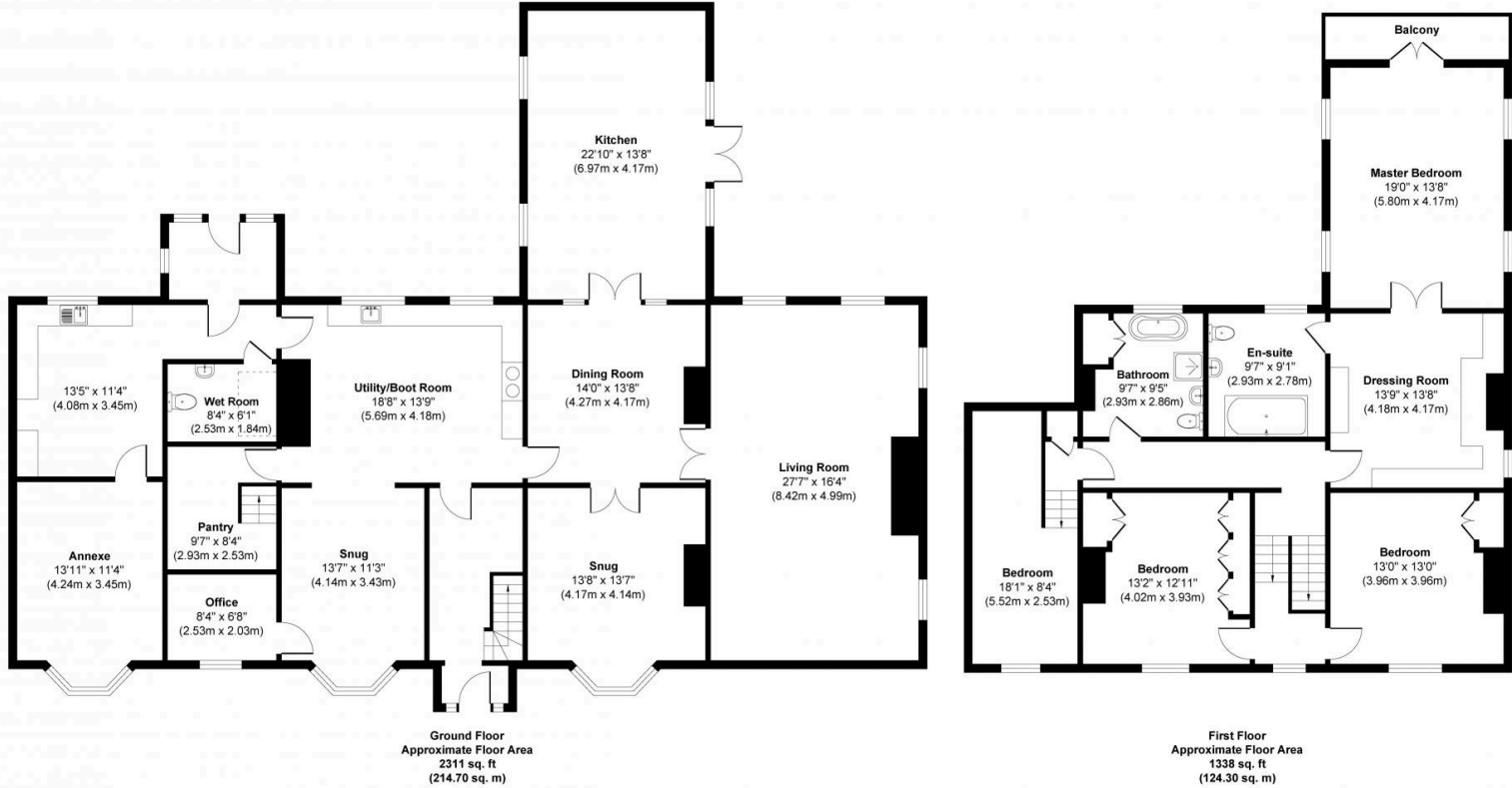


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