

RM
English



Manor Farmhouse, Main Street, Hessay, York, YO26 8JR

- A beautifully presented family home in a highly desirable location
- Two self contained flats which are both let out
- 16 solar panels & two air source heat pumps
- Kitchen/diner with a range of appliances & storage units
- Multiple reception rooms
- Four double bedrooms, three with en-suites & a family bathroom
- Fully enclosed rear garden with growing areas & a patio
- Timber garden shed & two greenhouses
- Detached double garage
- EPC = C

Guide Price £899,950

Tucked away in the charming village of Hessay, in a quiet off street location, just a few miles to the west of York, this impressive and deceptively spacious family home offers a rare combination of countryside tranquillity and excellent connectivity. Hessay is a sought-after rural village known for its peaceful setting, open green spaces and strong sense of community, while still being within easy reach of the historic city of York. Residents enjoy the benefits of village life with nearby amenities, scenic walks and convenient access to surrounding villages.

Despite its idyllic setting, Hessay is ideally positioned for commuters, with swift road links to York, the A59 and the wider regional network. York itself provides a wealth of shopping, dining and leisure facilities, along with a mainline railway station offering fast connections to London, Leeds and beyond. Well-regarded schools and everyday conveniences are all within easy reach, making this an ideal location for families and professionals alike. The property benefits from grounds that offer excellent outdoor space for both relaxation and recreation, complemented by a detached double garage and ample driveway parking.

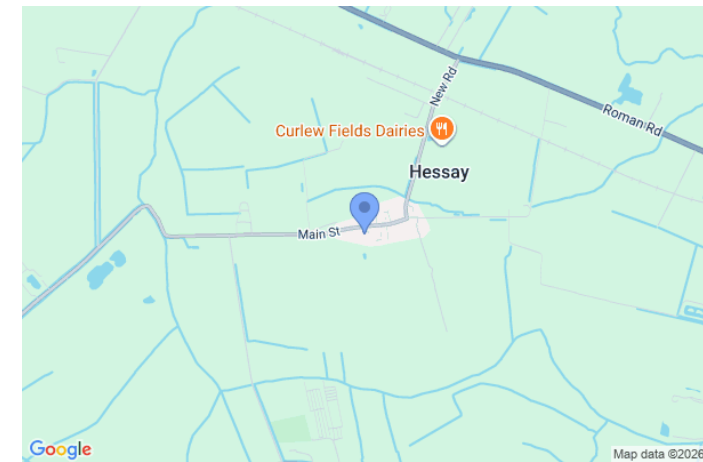
The main house extends to approximately 2,700 sq ft and reveals well-proportioned and versatile accommodation throughout. The ground floor offers a welcoming and practical layout, including a spacious kitchen/breakfast room with traditional styling, exposed beams and ample cabinetry, creating a warm and sociable heart to the home. Multiple reception rooms provide flexibility for family living and entertaining, including a dining room, sitting room and a further reception room, alongside useful ancillary spaces such as a pantry, utility/boot room and boiler room.

Upstairs, the first floor presents a generous arrangement of bedrooms, including a principal suite with en-suite and dressing room, alongside several further double bedrooms and a family bathroom. The layout offers flexibility for growing families or those requiring home office space.

A particularly appealing feature of this property is the inclusion of two self-contained attached flats, ideal for multi-generational living, guest accommodation or potential rental income. The ground floor flat comprises a kitchen/living area, bedroom and bathroom, while the first floor flat offers a similar well-designed layout with kitchen/living space, two bedrooms and a bathroom. Both flats are currently let out.

In addition to its accommodation, the property benefits from a strong focus on sustainability and efficiency, featuring 16 solar panels and an air source heat pump, helping to reduce energy costs and environmental impact.

Overall, this is a rare opportunity to acquire a substantial and adaptable home in a desirable village location, offering extensive living space, income potential and beautifully maintained outdoor grounds, all within easy reach of York.





A SPACIOUS FAMILY HOME WITH 16 SOLAR PANELS & TWO ATTACHED FLATS



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			
		71	85
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 E

Local Authority York City Council

Services Mains water, electric & drainage. Two air source heat pumps.



Address:
Reference: 2674



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Offices in York, Pocklington and Market Weighton

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

Main House 2703 sq. ft / 251.00 sq. m
Ground Floor Flat 650 sq. ft / 60.40 sq. m
First Floor Flat 557 sq. ft / 51.80 sq. m
Total 3910 sq. ft / 363.20 sq. m

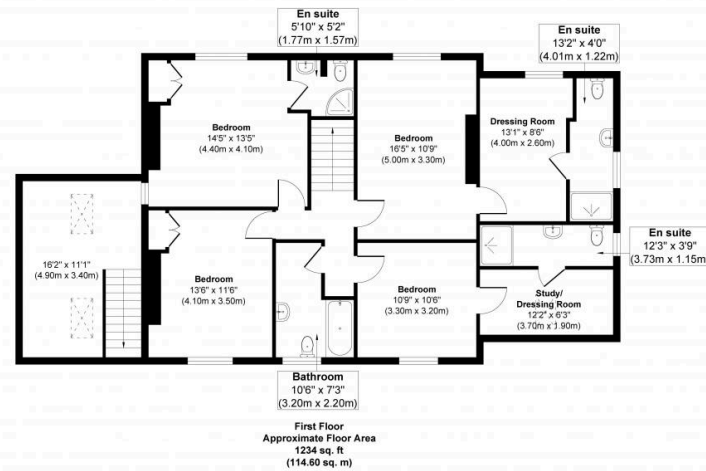
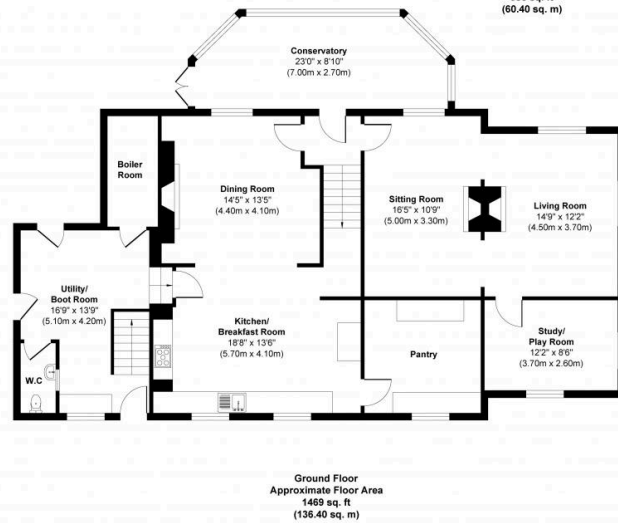
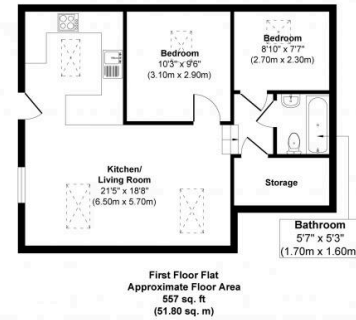


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