# Oak Tree Lodge, Feoffee Common Lane, Pocklington, Yapham, YO42 1PG
## Offers Over £475,000







Swedish-style timber-built detached bungalow occupying an attractive plot of approximately one acre, situated between the sought-after villages of Barmby Moor and Yapham with excellent road links.

Offering four bedrooms, the property would benefit from modernisation and presents an excellent opportunity for purchasers to refurbish and adapt the accommodation to their own requirements.

The property benefits from two separate access roads, a range of outbuildings and ample off-road parking. The generous gardens and surrounding land offer excellent flexibility and potential for a variety of uses, subject to any necessary planning consents.

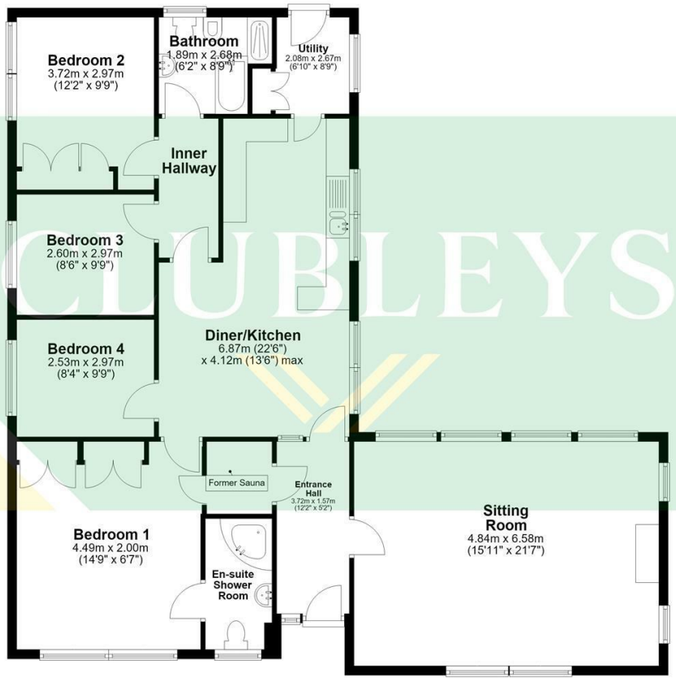
With its substantial plot, outbuildings and rural position, the property could appeal to those seeking a smallholding, additional storage or workshop space, a home-based business opportunity, or simply a family home with land and plenty of potential.

Early viewing is recommended to fully appreciate the position, space and possibilities this unusual property has to offer.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band E.

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### Ground Floor




**AGENTS NOTES**
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**
By appointment with the Agent.

**OPENING HOURS**
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**FREE VALUATIONS FOR SALE**
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

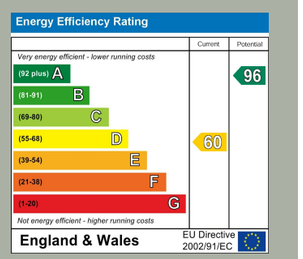
**MATERIAL INFORMATION**
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

**MORTGAGES**
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

**AML Obligations**
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.


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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

### ENTRANCE HALL
1.57m x 3.72m (5'1" x 12'2")
Entered via a timber front entrance door, having coving to the ceiling.

### SITTING ROOM
4.84m x 6.58m (15'10" x 21'7")
Timber framed double glazed windows to front rear and side, brick built fireplace with electric fire, coving to the ceiling, and night storage heater.

### BEDROOM ONE
3.97m x 4.37m (13'0" x 14'4")
Two sealed unit windows to the front, night storage heater, fitted wardrobes, and wall light points.

### EN-SUITE BATHROOM
1.44m x 2.82m (4'8" x 9'3" )
Corner bath with mixer tap and shower attachment, pedestal hand basin, low flush WC, coving to the ceiling, and a opaque sealed unit window to the front.

### FORMER SAUNA
1.40m x 1.34m (4'7" x 4'4")

### BEDROOM THREE
2.99m x 2.53m (9'9" x 8'3")
Timber framed sealed unit window to the side, cupboard off.

### KITCHEN DINER
4.13m x 6.89m narrowing to 3.76m (13'6" x 22'7" narrowing to 12'4")
Range of fitted wall and base units, built in electric oven, plumbing for dishwasher and double stainless steel sink and drainer unit, sealed unit windows to the side, nights storage heater and laminate flooring.

### UTILITY/REAR ENTRANCE
2.67m x 2.05m (8'9" x 6'8")
Rear door, plumbing for washing machine.

### INNER HALLWAY
Access to loft with pull down ladder and light.

### BEDROOM FOUR
2.60m x 3.00m (8'6" x 9'10" )
Sealed unit window to side, and fitted wardrobes.

### BEDROOM TWO
3.72m x 2.90m (12'2" x 9'6")
Two sealed unit windows to the side, night storage heater, coving, and wall light points.

### BATHROOM
1.88m x 2.69m (6'2" x 8'9")
Fitted coloured suite comprising pedestal hand basin, low flush WC, and a shower cubicle.

### OUTSIDE
The property stands within impressive grounds extending to approximately 0.75 acres, offering a wonderful sense of space and privacy. The mature gardens are well established with a variety of trees, planted borders and attractive features including a rose garden, pond and dedicated vegetable patch. For keen gardeners, there are two greenhouses together with a useful garden shed. Solar panels are also situated within the grounds; however, these are currently not operational. A particular benefit is the separate gated access, providing excellent accessibility to the grounds along with ample off-road parking.

There are also two substantial outbuildings, measuring approximately 5.50m x 6.26m and 4.37m x 5.92m, offering excellent storage, workshop or hobby space.

### ADDITIONAL INFORMATION
The property is served by a fibreglass septic tank, understood to have been installed approximately 34 years ago, with discharge to a soakaway/drainage system. We have not independently verified the type, condition or compliance of the system and prospective purchasers should satisfy themselves through their own enquiries and specialist inspection.

### APPLIANCES
None of the above appliances have been tested by the Agent.

### SERVICES
Mains water and electricity. septic tank.

### COUNCIL TAX

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