

BLOOMSBURY COTTAGE

Pocklington, York



BLOOMSBURY COTTAGE

Charming cottage, discreetly situated in the heart of Pocklington

*York 13 miles • Drifffield 16 miles • Beverley 18 miles
North Yorkshire Coast 29 miles*

Entrance and staircase hall • wc • 2 reception rooms
• garden room • kitchen

4 bedrooms • 2 bathrooms (1 en suite)

Garden shed • utility/laundry store

Front garden with gated parking • walled rear garden with loggia

For Sale Freehold



ESTABLISHED 1992

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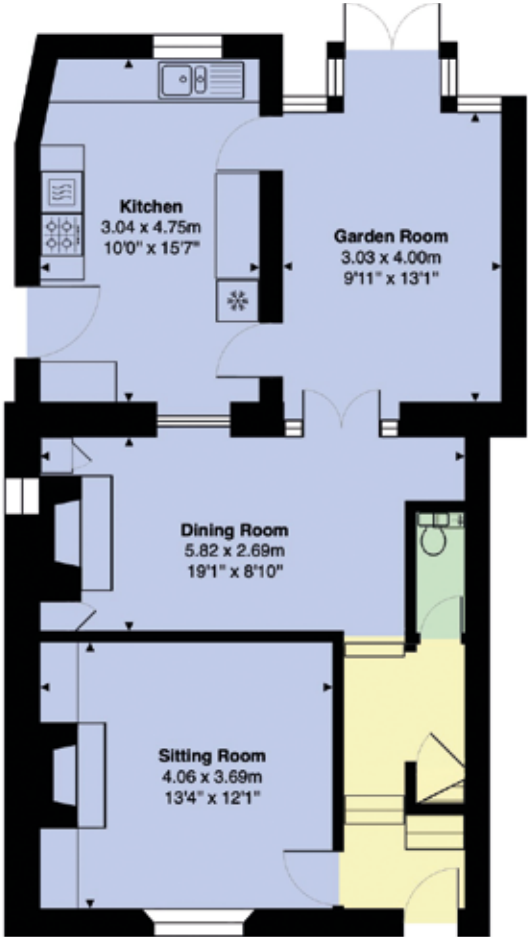
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Bloomsbury Cottage, 11 The Balk, Pocklington, York YO42 2QQ

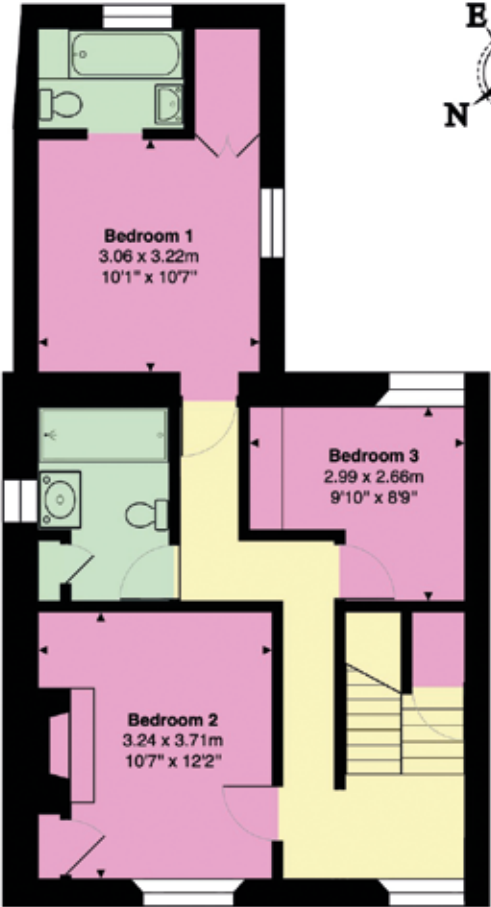
Approximate Gross Internal Floor Area
1758 SQ FT / 163.3 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	76
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	55
(1-20)	G	
Not energy efficient - higher running costs		
Current	Potential	



Ground Floor
Gross Internal Area: 70.2 m² ... 756 ft²



First Floor
Gross Internal Area: 54.7 m² ... 589 ft²



Second Floor
Gross Internal Area: 38.4 m² ... 413 ft²

City

Country

Coast

Formerly part of the rectory and dating from circa 1770, this charming end-of-terrace Georgian cottage is just a few minutes' walk from the marketplace yet quietly set apart in a discreet corner of the town.

With gardens to both front and rear, gated parking and a thoughtfully extended rear elevation opening towards the private walled garden, it combines the character of a period town house with a surprising degree of privacy, while remaining close to the centre.

Bloomsbury Cottage has been a much-loved home for 24 years and is now being offered for sale for the first time in that period.

- Georgian cottage
- Circa 1770 with the benefit of not being listed
- Nearly 1800 sq ft arranged over 3 floors
- 2 reception rooms and garden room, 4 bedrooms
- Double-glazed and with updated electrics
- Privately situated in the heart of Pocklington
- Short stroll to the amenities of a market town



Tenure: Freehold

EPC Rating: D

Council Tax Band: C

Services & Systems: All mains services. Gas central heating (Combi boiler).

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority: East Yorkshire Council www.eastriding.gov.uk
Conservation Area

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





Bloomsbury Cottage has 18th-century origins and retains a notable collection of period features, including panelled doors, fireplaces, original cupboards, cornicing and dado rail. Exposed ceiling beams add further character, while those in the dining room are believed to have originated from a boat in Hull, dating from around 1770. The house has been extended to the rear and the electrics were updated in 2025, together with double-glazed sash windows.

The garden room is designed to draw in natural light from above, while double doors and sidelights frame southeasterly views across the garden. Adjacent is the kitchen, a well-proportioned room with a window overlooking the rear garden and fitted with a range of units including pull-out pantry cupboards, together with a Rangemaster cooker.



An etched glass window hatch provides a connection with the dining room, which is currently used as a bedroom. This room retains a magnificent cast-iron kitchen range set within a timber surround, together with a porthole window.

The charming sitting room has wall panels and is centred on a cast-iron fireplace within a traditional surround. Deep alcoves to either side incorporate fitted shelving and cupboards, while a generous sash window looks across the front garden.

A practical boot room/cloaks area, separate wc and useful understairs cupboard provide excellent ancillary storage. From the hall, the staircase rises to a light-filled landing with a view towards the parish church. The principal bedroom suite is double aspect, with a walk-in wardrobe and bathroom overlooking the walled garden. Two further bedrooms on the first floor include a front-facing bedroom with a pretty cast-iron fireplace, built-in wardrobes and a large window with views towards the church tower. The main bathroom benefits from natural light and includes a shower with seat, built-in cupboard and basin set within a vanity unit.

The staircase continues to the second floor and leads to the fourth bedroom. With a large skylight and generous eaves storage, this is a versatile additional space.

Outside

Bloomsbury Cottage fronts a broad grassy verge and borders Love Lane, an attractive ginnel linking Burnby Lane with The Balk.

Metal gates at the front open onto a paved single parking space. A recently laid brick-set path curves from the garden gate to the front entrance, passing ornamental trees, established shrubs and colourful climbers.

The rear walled garden is laid out with brick and stone, with raised beds capped in stone and planted with ornamental trees, shrubs and perennials. A secure door within the high boundary wall provides rear access. At the end of the garden, a timber, brick and pantile loggia provides a sheltered setting for outdoor dining. It has a skylight and a secure door leading to a useful utility/laundry room with light, power and plumbing which could easily be converted to a home office.





Environs

Bloomsbury Cottage is situated between Burnby Hall Gardens and the marketplace, in the heart of Pocklington. One of East Yorkshire's established market towns, Pocklington has a broad range of independent shops, cafés, public houses and everyday amenities, together with sporting facilities, a thriving arts centre and highly regarded schools, including Pocklington School.

The town has good communications with York, Beverley and Hull, while the Yorkshire Wolds and nearby coastline offer some of the region's most attractive countryside for walking, cycling and other outdoor pursuits.

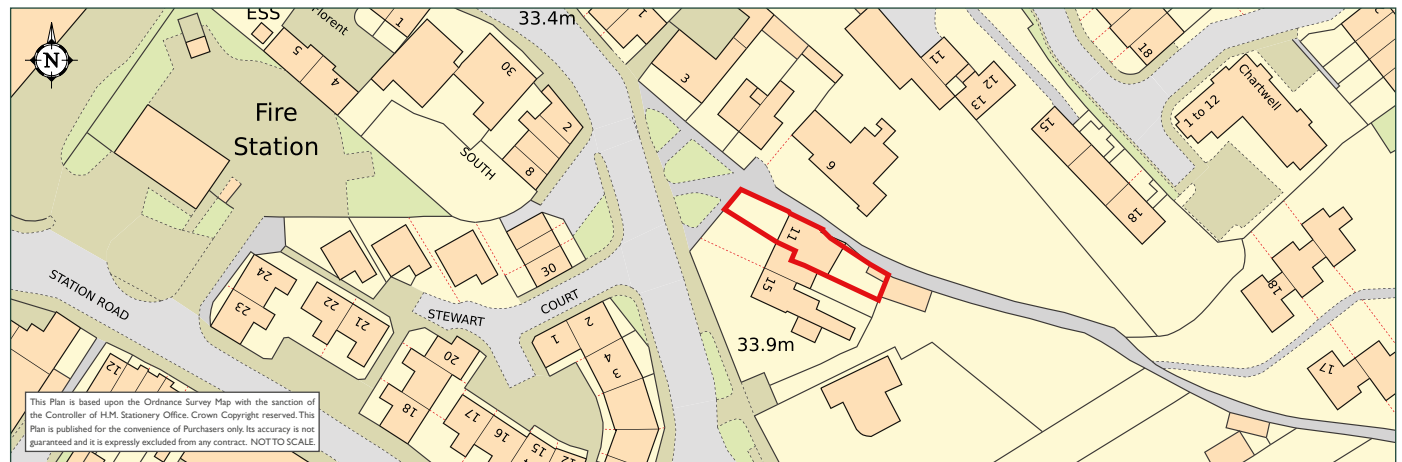
Directions

The property is set back and nearly perpendicular to South Parade which continues from The Balk. A short 'lane' across a deep green verge gives access to the gates of the property.

What3words: ///snuck.bookshop.youngest

Viewing

Strictly by appointment.



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