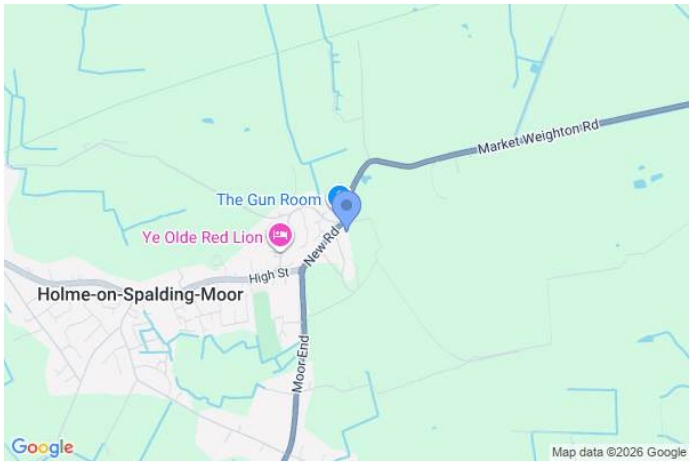


The Presbytery, Holme on Spalding Moor, York, YO43 4BR

• No Onward Chain • Multigenerational property with a two bedroom flat that benefits from a separate entrance & staircase • Annex could be used for Air B&B or multigenerational families • Business potential/gym/office space • Stunning period property set within 1.25 acres of private garden & woodland • Multiple reception rooms, kitchen & a large utility room off • Large double bedrooms, an en-suite & a family bathroom • Substantial double garage • Large plot with scope for equestrian or small holding use, including a pony paddock and stables • EPC = E

Guide Price £725,000



A rare opportunity to own a distinguished multi generational period property situated in peaceful, private grounds of just under 1.25 acres. This exceptional property boasts over 2800 sq ft of versatile accommodation with its attached annex, making it perfect for extended family living or home working. Surrounded by mature woodland, the house is tucked away in a central clearing, providing an unparalleled level of privacy. Homes with such distinctive features and private settings are a rare find, making this an incredibly special opportunity. A number of the garden shots have been digitally altered to show how the lawn could look in the near future.

On entering through the main door, you step into a generous porch with a charming tiled floor, currently used for the storage of coats and shoes. Moving into the main house, you are greeted by solid wood flooring, a staircase rising to the first floor and doors leading off to either side. The first reception room on the left enjoys dual-aspect windows, an exposed brick fireplace with an open fire at its centre and built-in storage to one side. Across the hall you will find a second reception room which has a large sliding sash window to the front, flooding the space with natural light and a cast-iron open fire, a perfect focal point for the colder months.

A door from the living room opens into a spacious kitchen/diner, complete with a fully tiled floor, an L-shaped solid wood worktop with a chopping block at one end, a Belfast sink and an Aga. There is built-in storage and ample room for a substantial dining table and chairs. Timber and glass double doors open directly onto the patio seating area, creating an ideal flow for entertaining. Off to one side is a large utility room with a tiled floor, additional built-in storage, a single oven, a four-ring hob and space for multiple appliances. Beyond lies a fully shelved pantry and a door giving access to the 38 m2 integrated double garage with electric doors. A cloakroom with WC and hand basin completes the ground floor.

The first floor is divided into two sections. The main section offers three large double bedrooms and a single, all with built-in storage. One of the doubles features a cast-iron fireplace for added character. The master suite boasts a generous en-suite bathroom with a freestanding bath, pedestal hand basin, w/c, and separate shower. A well-appointed family bathroom with bath, w/c, and hand basin serves the remaining bedrooms. The adjoining annex provides excellent additional accommodation comprising two spacious double bedrooms, one with fitted storage, a bright kitchen/living/dining area with built-in appliances and a Velux window. A bathroom with a bath, w/c and pedestal hand basin completes this floor. A second staircase from this part of the house leads to its own entrance at the rear, offering privacy and independence.



THE PRESBYTERY IS A STUNNING FIVE BEDROOM PERIOD HOME WITH SUBSTANTIAL GROUNDS







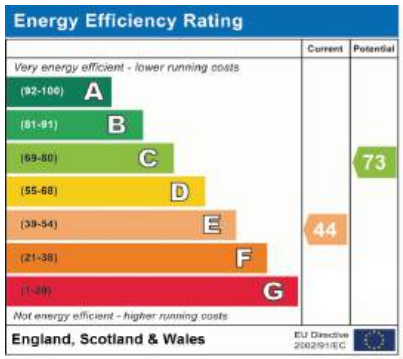


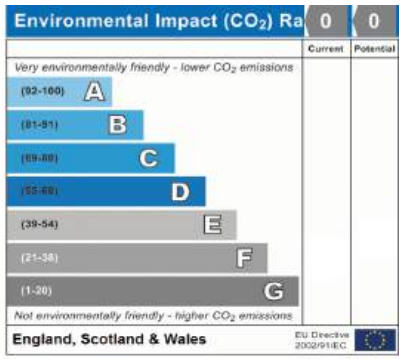
R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202









Address: New Road, Holme on Spalding Moor, York, YO43 4BR

Reference: 2426

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services All mains services

RICS

OnTheMarket.com

rmenglish.co.uk

rightmove.co.uk

Approx. Gross Internal Floor Area 1883 sq. ft / 175.01 sq. m
Annexe 503 sq. ft / 46.77 sq. m
Garage 415 sq. ft / 38.52 sq. m
Total 2801 sq. ft / 260.30 sq. m



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