



The Old School House, Holme on Spalding Moor, York, YO43 4DR

- Rare opportunity to own a truly unique and historic home
- Envious village location with excellent transport links and local amenities
- Impressive main living/dining room with high ceilings and log burner
- Two additional reception rooms offering flexible living and entertaining space
- Ground floor bedroom and bathroom ideal for multi-generational living
- Well equipped kitchen with extensive storage and appliance space
- Three double bedrooms upstairs and an office/fourth bedroom
- Enclosed garden with raised beds
- Detached double garage & off street parking for multiple cars
- EPC = E

Guide Price £475,000

Dating back to the 1820s and originally built as a Roman Catholic school, this exceptional and character-rich home effortlessly combines historic charm with highly versatile modern living. Discreetly positioned behind its attractive period façade, the property offers generous and flexible accommodation, perfectly suited to families, home working or multi-generational living.

The welcoming entrance hall immediately sets the tone, showcasing beautiful parquet flooring, an original coal fire and ample space for coats and footwear.

At the heart of the home is the striking main living and dining room, a space that pays homage to its former 'school hall' origins. With impressive ceiling height, wood flooring and a cosy log burner, it provides a superb setting for both everyday living and entertaining.

A further reception room sits adjacent, currently arranged as a library, offering a calm and versatile space. Also located off the hall is a useful ground floor bedroom, ideal for guests or extended family, alongside a well-appointed bathroom featuring a bath, WC, basin, chrome heated towel rail and built-in storage.

The kitchen is well equipped with extensive storage, generous worktop space and room for an American-style fridge freezer, dishwasher, gas hob and electric oven.

A third reception room, complete with a second log burner, offers a peaceful retreat and provides access to the first floor.

Completing the ground floor is a practical utility room with Belfast sink, worktop space, plumbing for a washing machine and dryer and a secondary entrance.

To the first floor are three well-proportioned double bedrooms, alongside a useful office or fourth bedroom, offering excellent flexibility. A contemporary shower room serves this level, comprising a walk-in shower, WC, basin with storage beneath and a chrome heated towel rail.

Externally, the property enjoys an enclosed garden with raised beds, a double garage with up-and-over doors and an abundance of off-street parking, a rare and highly valuable feature for a home of this age and character.

Steeped in history yet exceptionally practical, this unique former schoolhouse offers generous accommodation, period features and outstanding versatility. A truly special home with a story to tell.





STRIKING CHARACTER PROPERTY DATING BACK TO THE 1820s



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		
	52	75
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	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	

Address:
Reference: 2546

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services



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

Approx. Gross Internal Floor Area 2254 sq. ft / 209.49 sq. m
Garage 377 sq. ft / 35.05 sq. m
Total 2631 sq. ft / 244.54 sq. m

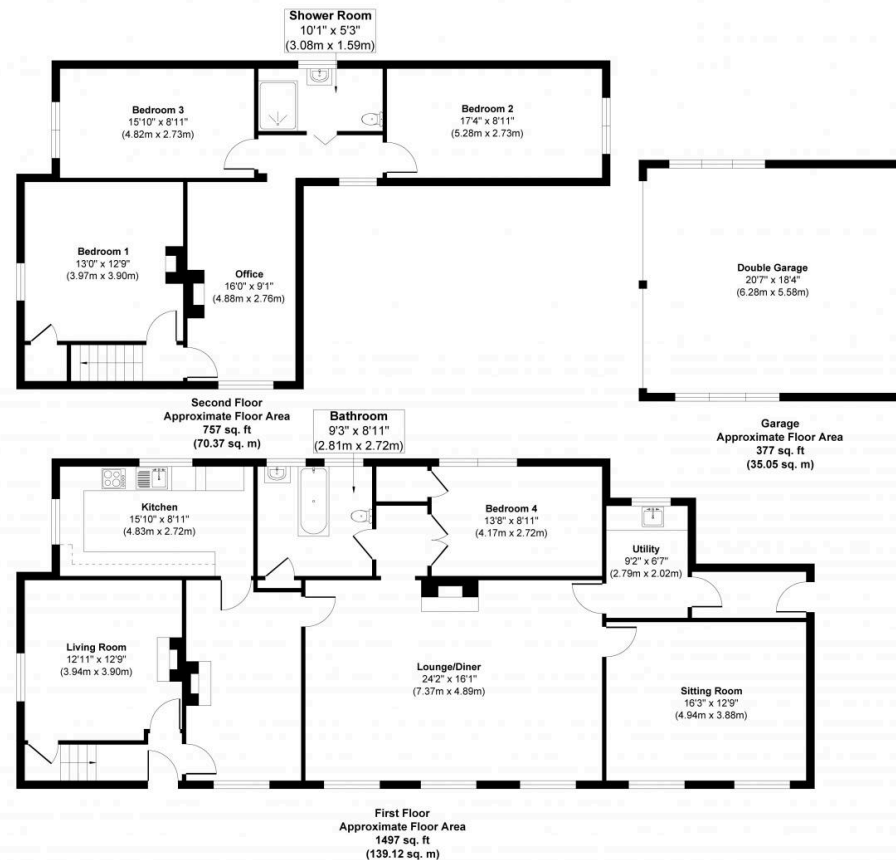


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