



Main Street, Tibthorpe, YO25 9LA

Guide Price £1,095,000

Set within the picturesque village of Tibthorpe, this exceptional country residence occupies a peaceful position amidst the rolling East Yorkshire countryside. The property combines a sense of rural seclusion with excellent accessibility, lying approximately 18 minutes from Pocklington, 20 minutes from Beverley and 40 minutes from York. These well-connected market towns and the city provide an excellent range of independent shops, restaurants, schools, sporting facilities and cultural amenities, together with convenient rail connections. The property is offered to the market with No Onward Chain.

Extending to more than 5,300 sq ft, the principal house is a beautifully considered combination of period-inspired character and contemporary design. The accommodation is distinguished by generous proportions, vaulted ceilings, exposed timber A-frame trusses and a wealth of natural light. Dual-aspect sash windows and an impressive mezzanine hallway, beneath extensive glazed rooflights, create a particularly striking sense of volume and space.

At the heart of the house is an impressive open-plan kitchen and dining room, designed as the principal gathering space and opening naturally towards the surrounding gardens. The ground floor also provides a comfortable snug, a dedicated home office/ground floor bedroom and a substantial dual-aspect living room, complete with an open fire that also benefits from a heat distribution system that delivers residual heat to the first floor.

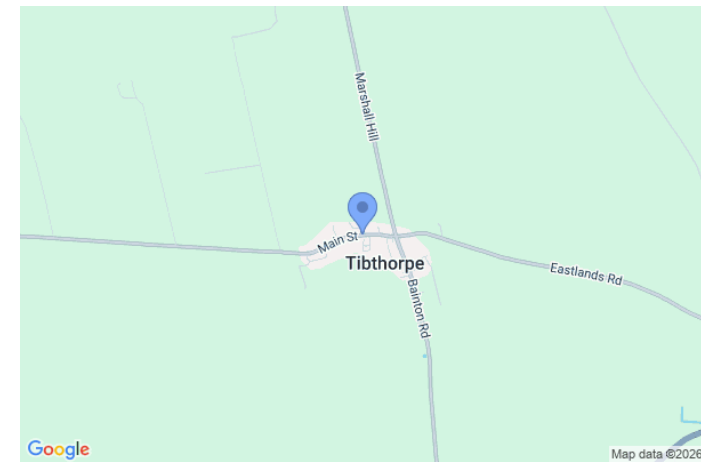
The first floor provides a series of beautifully appointed bedroom suites, including an impressive principal suite with a luxurious contemporary bathroom and built in wardrobes. Freestanding clawfoot baths, generous walk-in rainfall showers and carefully selected tiled finishes continue the property's balance of traditional detailing and modern refinement.

A particularly valuable feature is the separate, fully self-contained annexe, providing excellent flexibility for multi-generational living, guests or potential holiday accommodation. Arranged over two levels, it comprises an open-plan kitchen and sitting room beneath vaulted timber ceilings, a private shower room and mezzanine bedroom.

Practicality has been thoughtfully incorporated throughout, with an integral double garage benefiting from substantial battery storage, complementing the property's broader emphasis on efficient and sustainable living. An EV charging point can be found adjacent to the left hand garage door.

The grounds are accessed via two sets of electrically operated gates, with generous parking and access to a substantial agricultural barn. Offering considerable versatility, the barn could lend itself to a range of uses including equestrian facilities, vehicle storage or a workshop, subject to the necessary consents. Planning permission has been granted for the installation of solar panels on the mono pitched barn roof.

To the immediate rear of the house are extensive stone-paved terraces and landscaped walled gardens, providing a series of attractive spaces for entertaining and outdoor living. Beyond these lies a substantial lawn and an area of mature private woodland, adding to the sense of privacy and seclusion.





AN EXCEPTIONAL FAMILY HOME WITH AN ANNEX, BARN, GARAGE & NO ONWARD CHAIN



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		
	42	63
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	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band G

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. LPG central heating



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Approx. Gross Internal Floor Area 5006 sq. ft / 465.14 sq. m
Garage 379 sq. ft / 35.16 sq. m
Total 5385 sq. ft / 500.30 sq. m



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