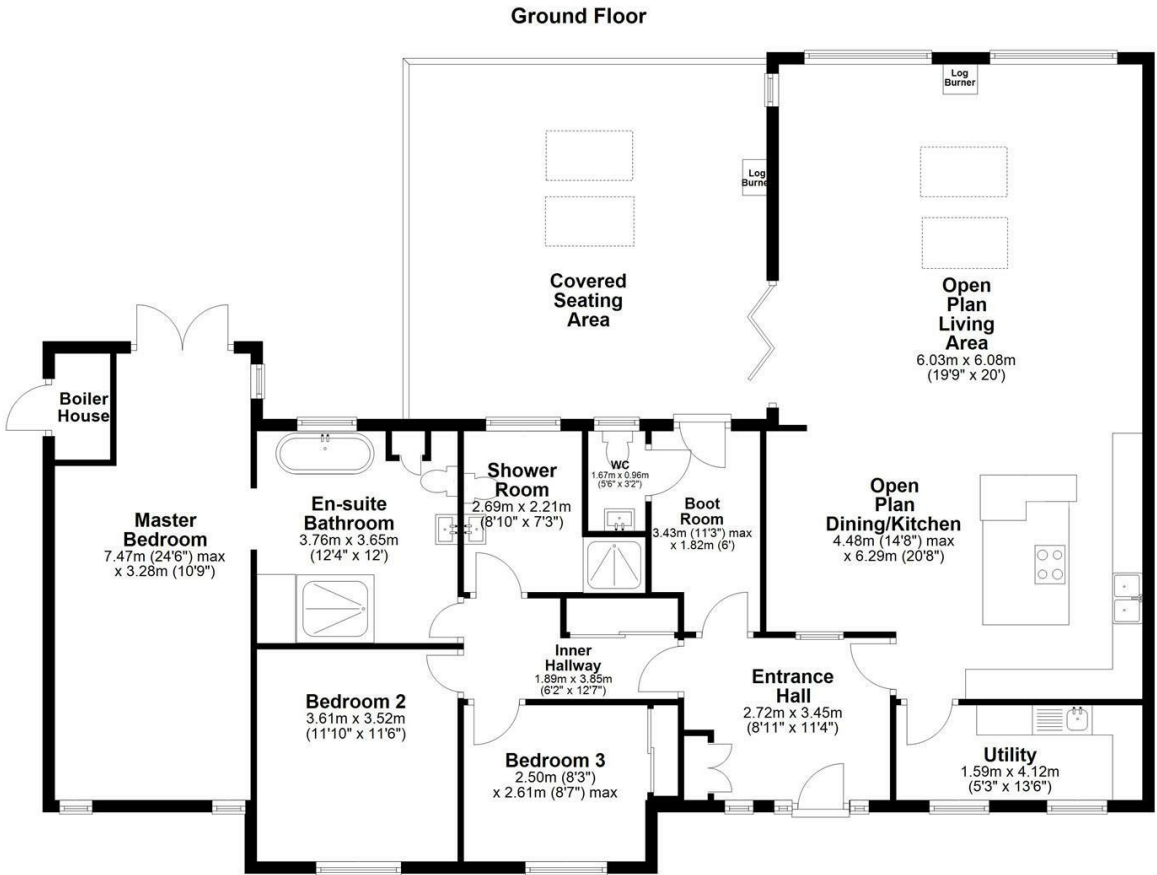




AGENTS NOTES

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.

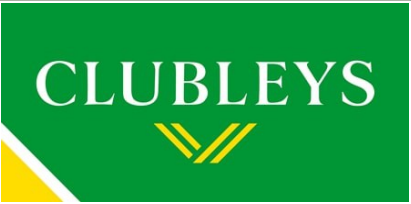
MATERIAL INFORMATION

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.

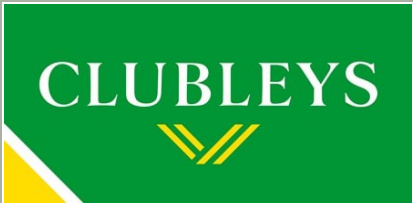
MORTGAGES

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.

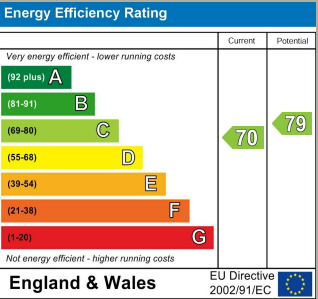
Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information,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



Newlands, Main Street,
Ellerton, YO42 4PB
£685,000



52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com



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.

Newlands has undergone a complete transformation, fully renovated to an exceptional standard. A truly outstanding feature of the home is the open plan kitchen/dining/lounge with views overlooking the garden and the open countryside beyond.

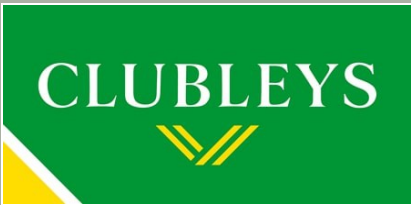
This turnkey property is finished to a high specification with luxurious finishes throughout and ideal for a variety of buyers. Take a step inside to discover an entrance hall, a useful utility room, boot room, cloakroom/wc and house shower room. The home offers three bedrooms with the master bedroom featuring a wonderful dressing area and a luxurious en-suite bathroom.

Wonderful landscaped gardens with an array of mature shrubs and trees enjoying a delightful backdrop. A beautifully designed covered seating area featuring a vaulted ceiling with two velux windows. The space is fully paved, perfect for year-round use. A log burner serves as a cosy focal point, offering warmth and ambiance during cooler evenings.

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Tenure: Freehold
East Riding of Yorkshire
Band: D

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LOCATION

Ellerton offers a welcoming community atmosphere, featuring a traditional Inn, The Boot & Shoe, a tranquil village pond—historically known as “The Weres.” Originating in the 19th century, the pond is now a haven for a diverse range of wildlife and provides a peaceful setting with picnic tables.

The village and surrounding community also benefits from a well-used village hall, hosting a variety of social events, entertainment and craft workshops throughout the year. To the west, the River Derwent offers scenic walking routes, with beautiful countryside accessible right from the doorstep.

The village offers the peace and tranquility of rural charm and yet has excellent accessibility through convenient connectivity to the historic city of York and the nearby market town of Pocklington, Howden offers good access to the motorway and rail network.

ENTRANCE HALL

2.73 x 3.45m (8'11" x 11'3")

A most welcoming entrance into this fine property having a composite front entrance door with windows either side, tiled flooring with under floor heating, in-floor spot lights, storage cupboard incorporating cat 5 cable, fibre cables, internet communication system and loft access.

OPEN PLAN KITCHEN

6.28m x 4.48m (20'7" x 14'8")

An impressive kitchen with a range of wall and base units, quartz worksurfaces, twin "Samsung" eye level ovens. built in dishwasher, two built in fridge freezers, granite double sink and mixer tap. island with lower seating area, induction hob and down draft extractor. tiled floor, ceiling spotlights, under floor heating. opening to:

OPEN PLAN DINING/LIVING AREA

6.03m x 6.06 (19'9" x 19'10")

Floor to ceiling double glazed windows to the rear with amazing views onto the garden and fields beyond. Wood burner, two velux windows, bi-folding doors to the side, double glazed window to the side elevation, one wall light, ceiling light, TV point with hard wired cat 5 connected and additional cat 5 point for Wifi boosters, tiled flooring with under floor heating and in-floor spotlights.

UTILITY ROOM

4.12m x 1.59m (13'6" x 5'2")

Fitted with a range of wall and base units, stainless steel sink with mixer tap, extractor fan, space for washing machine and tumble dryer, tiled floor , under floor heating, two double glazed windows to the front.

BOOT ROOM

1.82m x 3.43m (5'11" x 11'3")

Composite stable rear entrance door, tiled flooring, under floor heating and ceiling spot lights.

CLOAKROOM/WC

1.67m x 0.96m (5'5" x 3'1")

Opaque double glazed window to the rear, low level WC, vanity wash hand basin with mixer tap, fitted mirror tiled floor, under floor heating, ceiling spot lights and extractor fan.

INNER HALLWAY

1.88m x 3.86m (6'2" x 12'7")

Tiled flooring, under floor heating, airing cupboard and storage.

BEDROOM TWO

3.53m x 3.66m (11'6" x 12'0")

Double glazed window to the front elevation, tiled floor, under floor heating and TV point with cat 5 connection.

BEDROOM THREE

2.60m x 2.52m (8'6" x 8'3")

Double glazed window to the front elevation, built in cupboard, tiled flooring, underfloor heating and TV Point with cat 5 connection.

HOUSE SHOWER ROOM

2.23m x 2.70m (7'3" x 8'10")

Double glazed window to the rear elevation, large shower cubicle with shower, wash hand basin with mixer tap set in vanity unit, wall mounted mirrored bathroom cabinet with lighting, low level WC. designer radiator, tiled flooring with under floor heating, ceiling spot lights and extractor fan.

EN-SUITE BATHROOM

3.77m x 3.65m (12'4" x 11'11")

Double glazed window to the rear elevation, wash hand basin with mixer tap in large vanity unit with PRR lighting, mirrored three door cabinet above with lighting, housing electrical shaver point, free standing bath with mixer tap and shower head attachment, extra sized shower cubicle with rainfall shower and separate shower attachment, tiled flooring with under floor heating, wall mounted bathroom storage cabinet, ceiling spotlights and extractor fan.

MASTER BEDROOM

7.46m x 2.21m min x 3.30m max (24'5" x 7'3" min x 10'9" max)

Two double glazed windows to the front elevation, double glazed patio door to the rear, one double glazed window to the side elevation, carpet flooring, two designer radiators, TV Point & cat 5 cable for WIFI and loft access.

BOILER HOUSE

Housing Grant oil central heating boiler.

COVERED SEATING AREA

A beautifully designed covered seating area featuring a vaulted ceiling with two Velux windows . The space is fully paved, perfect for year-round use. A log burner serves as a cosy focal point, offering warmth and ambiance during cooler evenings. The area is equipped with warm outside tap, power sockets & speaker cables, ideal for outdoor lighting, entertainment, or heating options. Feature lighting in canopy, wall-mounted lights enhance the atmosphere and ensure the space is well-lit after dark, creating an inviting environment for relaxing or entertaining.

OUTSIDE

This stunning garden enjoys an open aspect onto fields, creating a tranquil and rural outlook. At its heart stands a majestic oak tree, offering a perfect spot for relaxation or play. The garden is thoughtfully equipped with two outdoor taps, power sockets are conveniently located.

A log store and additional general store provide practical storage solutions to the side our the house, while a delightful wooden workshop, complete with power and lighting, makes an excellent space for hobbies or creative projects. There are also two further sheds and a greenhouse, supporting a wide range of gardening activities.

A well-maintained vegetable patch offers space to grow your own produce, complemented by a generous lawn framed by mature shrubs and established borders. Adding to the charm and productivity of the space are plum, apple, and pear trees.

This garden blends practicality with beauty and offers a perfect setting for outdoor living, gardening, and enjoying nature year-round.

To the front of the property, a spacious gravelled driveway with dual access offering ample off-road parking.

ADDITIONAL INFORMATION

SERVICES

Bidisc Klargester, Mains water and electricity, Oil central heating. Quickline fibre broadband.

APPLIANCES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band D.

