

Millington, York, East Yorkshire, YO42 1UB

- Unrivalled views over the Vale of York • A substantial family home with two acres • Multiple reception rooms, laundry & pantry • Solid oak bespoke kitchen with various appliances & a log burner • Five bedrooms, two en-suites & a family bathroom • Garage, workshop, barn & stores • Summer house with a stunning log burner • Waste treatment plant • Only a short drive from the market town of Pocklington • EPC = E

Guide Price £895,000

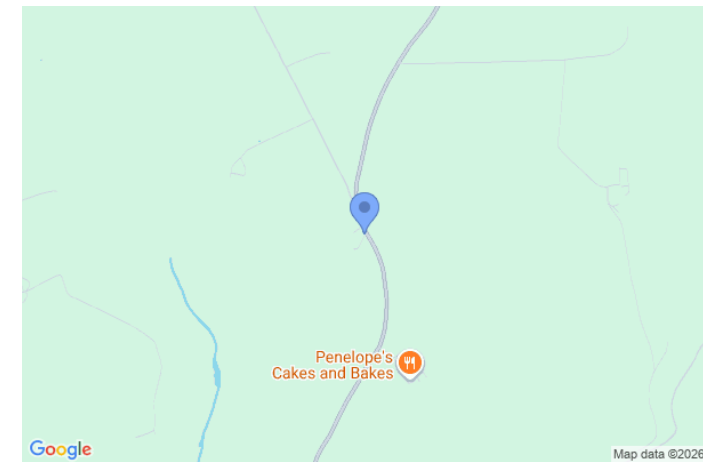
Set amidst open countryside just outside the highly sought-after village of Millington, this charming and characterful family home enjoys a truly enviable setting with far-reaching views across the Vale of York. Occupying approximately two acres of beautifully maintained grounds, the property perfectly combines period charm with generous and versatile living space, ideal for modern family life. This is a rare opportunity to acquire a substantial period home in a stunning rural position, offering space, character and exceptional views in equal measure. This property has not been seen on the open market for over 40 years, so an early viewing is highly recommended to fully appreciate everything it has to offer.

Believed to date back to the 1800s, the home retains a wealth of character while offering well-proportioned accommodation extending to over 4,200 sq. ft. in total, including outbuildings and garage space. The ground floor provides an excellent balance of formal and informal living areas, including a spacious lounge, elegant dining room and a welcoming sitting room arranged around the heart of the home. The kitchen is bespoke and has been crafted from solid oak, a lovely feature that will surely appeal to the most discerning of purchasers. Appliances include a Rangemaster cooker, microwave, dishwasher, warming drawer and a wood burning stove. The kitchen is complimented by a boot room, a good-sized laundry and a walk-in pantry, creating a highly functional family environment.

Upstairs, the property offers five generously sized bedrooms, including a substantial principal bedroom with en-suite and a family bathroom. If a fifth bedroom isn't required, then this could be used as a home office. The layout provides flexibility for growing families or those seeking multi-purpose rooms. All bathrooms benefit from underfloor electric heating.

Externally, there are various useful outbuildings, including a workshop, barn, garage and stores, as well as a particularly attractive summer house complete with a stunning log burner—perfect for year-round enjoyment. A pond enhances the tranquil setting, while the surrounding land provides ample opportunity for outdoor living, recreation or further landscaping.

Millington itself is a picturesque and peaceful village set within the Yorkshire Wolds, renowned for its rolling countryside, walking routes and strong sense of community. The village benefits from the highly regarded Ramblers Rest tearoom and the Gait Inn pub. Just a short drive away lies the vibrant market town of Pocklington, which provides an excellent range of amenities including independent shops, supermarkets, cafes, restaurants and well-regarded schools. The town also offers easy access to the historic city of York, known for its cultural attractions and rail connections, as well as Hull, making this an ideal location for commuters seeking countryside living without sacrificing connectivity.





A TRULY SPECIAL FAMILY HOME WITH STUNNING VIEWS, OUTBUILDINGS & 2 ACRES



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		64
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		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 F

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. Waste treatment plant & oil fired central heating.



rmenglish.co.uk



Offices in York, Pocklington and Market Weighton

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

Address: , Millington, York, North Yorkshire, YO42 1UB
Reference: 2127

Approx. Gross Internal Floor Area 2970 sq. ft / 275.92 sq. m
Garage 728 sq. ft / 67.67 sq. m
Outbuilding 520 sq. ft / 48.32 sq. m
Total 4218 sq. ft / 391.91 sq. m

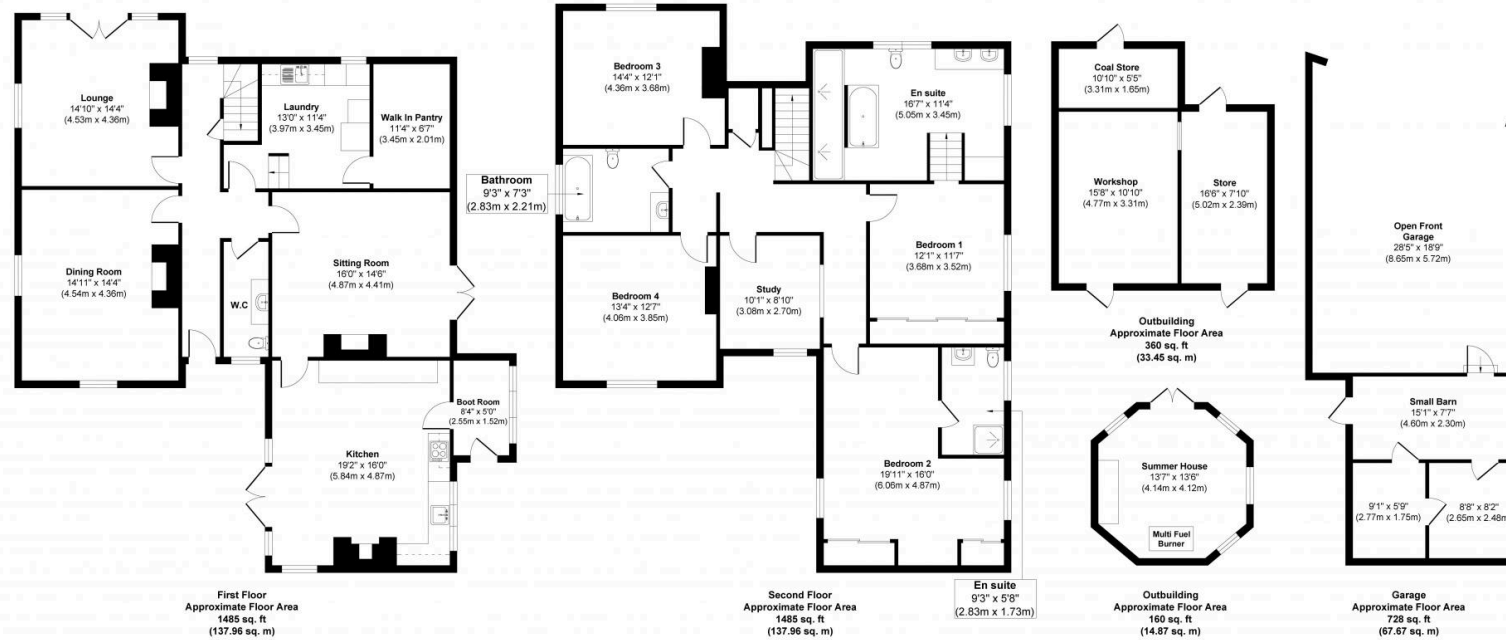


Illustration for identification purposes only, measurements approximate, not to scale.
 Copyrighted and Produced by MS Property Marketing.

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.