



Main Street, Ellerton, York, YO42 4PB

Guide Price £625,000

Situated in the peaceful village of Ellerton, only a short drive from the City of York and the market town of Pocklington, is this deceptively spacious and versatile family home. The property is situated in a picturesque rural setting, so if you like the idea of being surrounded by nature then this will surely appeal. The village benefits from its own public house, the Boot & Shoe, a rare commodity for so many villages these days. Howden train station with links to London, Leeds and Manchester is only a short drive away, perfect for those that need to commute for work.

This charming and substantial period home dates back to 1850 and boasts over 2,500 sqft of beautifully presented living space. The property sits within a generous 0.26 acre south-facing plot with open countryside views to the rear. Offered with No Onward Chain, this impressive five-bedroom village house is ideally suited to growing families or multigenerational living. The versatile accommodation is arranged predominantly across an expansive ground floor, with a natural flow between reception spaces, while also offering clearly defined areas for privacy and independence.

At the heart of the home is the well-appointed kitchen/diner, fitted to a high specification with a range of solid wood wall and base units, extensive worktop space, an oil-fired Aga and a separate electric hob and oven. A bespoke wooden U-shaped bench with matching table and integrated storage adds both practicality and charm. Bi-fold doors from the dining area open into the bright and inviting garden room, which connects seamlessly to the outdoors and enjoys views across the south-facing garden. A utility room and cloakroom are conveniently positioned just off this space.

To the front of the house are two generous reception rooms, each retaining period character. One features a wood-burning stove, while the other benefits from an open fireplace, creating warm and welcoming spaces for relaxing or hosting guests. A cleverly designed alcove with built-in children's storage beneath the staircase enhances the practicality of the living space.

Beyond the garden room lies a highly flexible section of the property comprising a fifth bedroom with en-suite bathroom, a spacious entertainment room (currently used as a gym) and a conservatory, all with doors opening onto the garden. As shown on the floorplan, this cluster of rooms forms a distinct wing of the house and offers excellent potential for the creation of a self-contained annexe, ideal for dependent relatives, older children, guest accommodation or short-term letting, subject to any necessary consents.

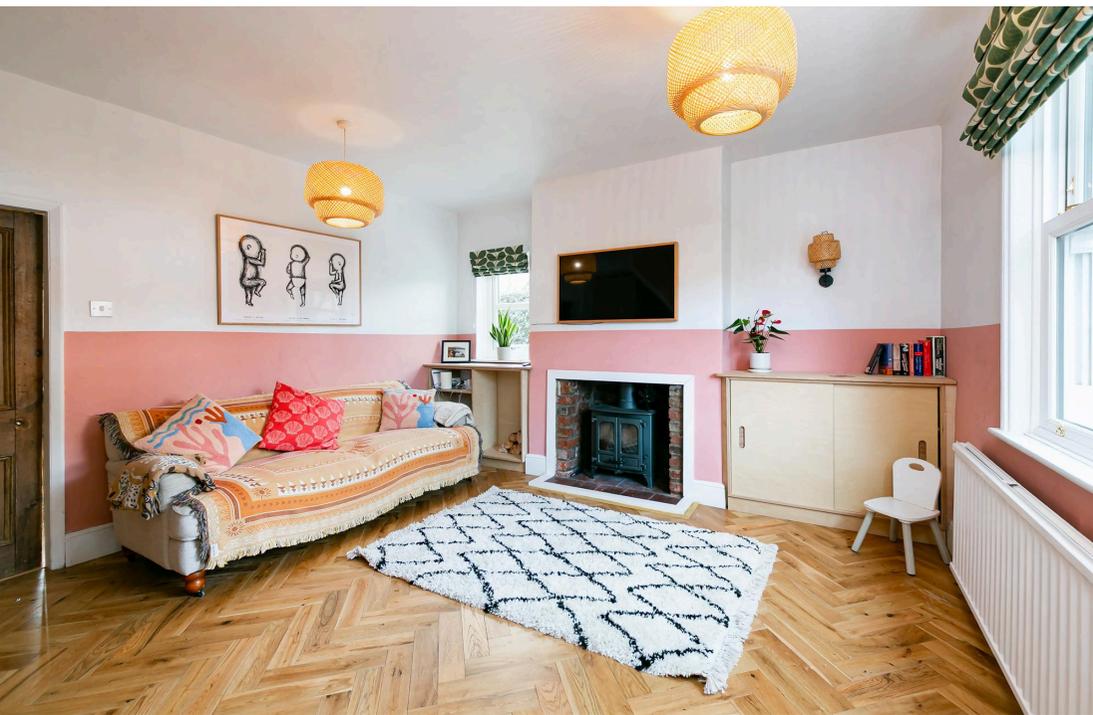
Upstairs, three well-proportioned double bedrooms are served by a family bathroom and a separate shower room. Bedroom four provides access to the impressive principal bedroom suite, which can also be reached via its own bespoke spiral staircase rising from the garden room. Occupying a private top-floor position, the principal suite enjoys elevated views over the garden and open countryside beyond, creating a peaceful retreat within the home.

The south-facing rear garden is a particular highlight, thoughtfully planted with mature trees, shrubs and lawned areas, alongside a woodland-style section. A patio area provides an ideal setting for outdoor dining and entertaining. There is ample off-street parking to either side of the house, with secure wooden gates to both driveways, ensuring ease of access and privacy.





AN EXTREMELY VERSATILE FAMILY HOME WITH OVER 2500 SQFT OF ACCOMMODATION



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			
		44	73

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

Environmental Impact (CO ₂) Ra		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			
		0	0

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

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Oil fired central heating



Address: Main Street, Ellerton, York, East Riding of Yorkshire, YO42 4PB
Reference: 2605



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Vine Cottage, Main Street, Ellerton, York, YO42 4PB

Ground Floor - 1467 SQ FT / 136.31 SQ M

First Floor - 1109 SQ FT / 103.02 SQ M

Total - 2576 SQ FT / 239.33 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All Measurements and fixtures including doors and windows
are approximate and should be independently verified.
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