



Pockthorpe, Kilham, Drifffield, YO25 4SY

- Extended Semi-Detached House
- Spacious Living
- Beautiful Panoramic Field Views
- Charming Quiet Area, Just Outside Of Kilham
- Three Bedrooms
- Full Of Character
- Generous Garden, Garage & Large Workshop
- Lovely Rural Location

Guide Price £280,000



Appletree Cottage, Pockthorpe, Kilham, Driffield, YO25 4SY

DESCRIPTION

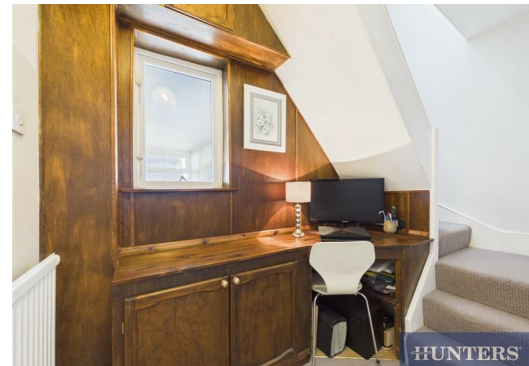
Nestled within the peaceful rural hamlet of Pockthorpe, just outside the sought-after village of Kilham, this charming and extended three-bedroom semi-detached home presents a rare opportunity to enjoy idyllic countryside living. Occupying a generous plot with ample off-street parking, a garage, versatile outbuilding and private gardens, the property enjoys panoramic views across rolling Yorkshire farmland.

Pockthorpe is a picturesque countryside setting surrounded by open fields and rural landscapes, ideal for those seeking space, privacy and a connection to nature. Despite its tranquil location, the property remains conveniently placed for access to Kilham, whilst the town of Driffield and Bridlington provide a wider range of amenities.

The accommodation begins with a bright and welcoming sunroom, flooded with natural light and providing an ideal space to relax. This leads through to the spacious open-plan lounge/diner, offering excellent family living space with ample room for both seating and dining areas. Beyond the lounge/diner is a hallway featuring a fitted desk/study area, with stairs leading to the first floor.

The kitchen is fitted with a range of wall and base units, offers space for appliances and casual dining, and benefits from attractive character beams which add warmth and charm. Completing the ground floor is a useful utility room with access to the garage, alongside a contemporary bathroom fitted with a three-piece suite including a bath with shower over. To the first floor are three bright and airy bedrooms, comprising of three spacious doubles, enjoying beautiful open field views that create a wonderful sense of space.

Externally, the property continues to impress with a driveway providing parking for multiple vehicles, a garage and a large outbuilding/workshop offering excellent storage or a variety of potential uses. The private gardens to both the front and rear are predominantly laid to lawn, providing plenty of outdoor space!







Viewings

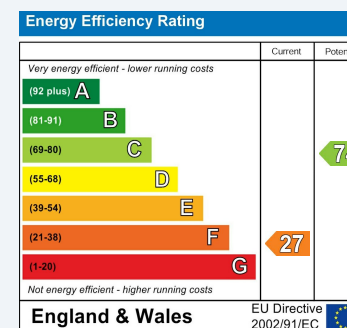
Please contact bridlington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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