

THE OLD VICARAGE

Pocklington, York



THE OLD VICARAGE

**Distinguished Victorian former vicarage
in need of updating, standing within
magnificent and private grounds, quietly
concealed in the heart of Pocklington**

York 13 miles • Driffield 16 miles • Beverley 18 miles
North Yorkshire Coast 29 miles

Vestibule • entrance and staircase hall • cloakroom •
kitchen • utility room • 5 reception rooms • shower room/
wc • cellar

7 bedrooms • 2 bathrooms • separate wc

Garage • stores

Gardens and grounds

In all approximately 1.5 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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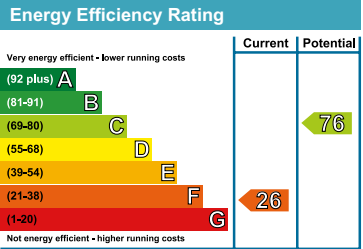
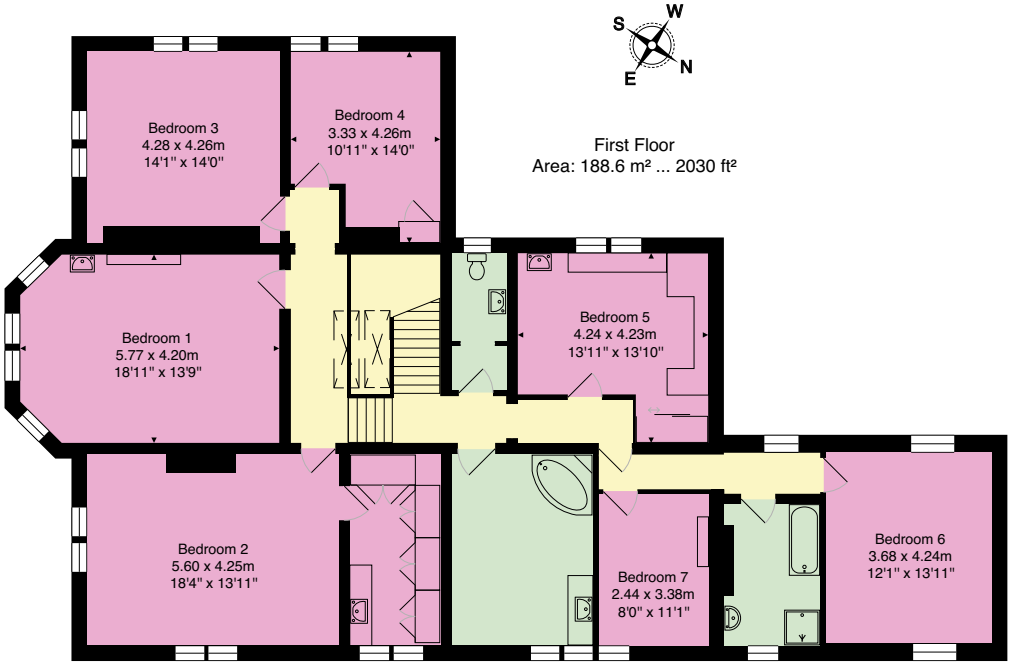
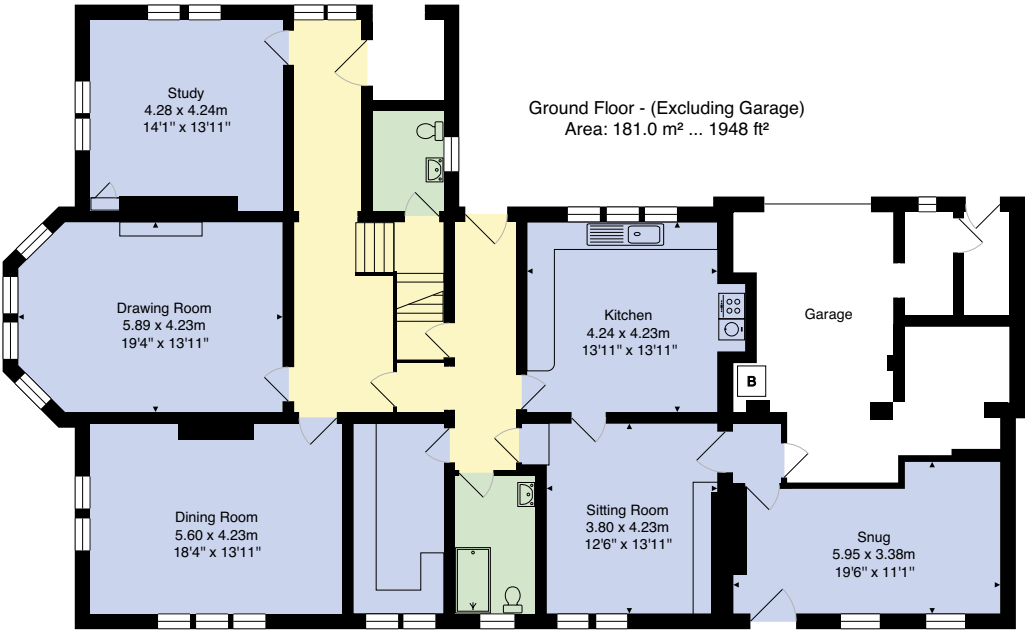
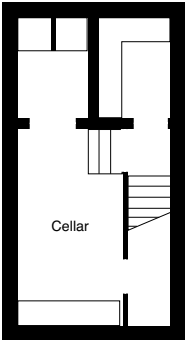
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The Old Vicarage, 31 The Balk, Pocklington, York, YO42 2QQ

Approximate Gross Internal Floor Area
Main House - 370 SQ M / 3978 SQ FT - (Excluding Garage & Basement)
Total - 428 SQ M / 4608 SQ FT

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Basement
Area: 23.1 m² ... 249 ft²



The Old Vicarage is one of Pocklington's finest period houses, occupying an exceptionally private position hidden discreetly behind mature trees with extensive gardens, yet within a short walk of the town's excellent amenities. Approached by a long sweeping driveway, the house possesses a quiet dignity rarely encountered in such a central setting, with many local residents scarcely aware of its existence.

Extending to almost 4000 square feet, the accommodation is both elegant and generous in scale, with three magnificent reception rooms facing south across the gardens, their fine proportions, high ceilings and large sash windows providing wonderfully light and characterful living space.

Whilst the house has been carefully maintained, there remains considerable scope for sympathetic enhancement, including the potential, subject to the

necessary consents, to incorporate the adjoining garage and stores into the principal accommodation.

- Elegant former vicarage occupying a wonderfully private position
- Dates from the mid Victorian era and not listed
- Almost 4000 square feet of beautifully proportioned accommodation
- 3 superb reception rooms facing south over the gardens - 5 in total
- 7 bedrooms and 2 bathrooms together with a downstairs shower room
- Extensive cellar, garage and stores offering considerable potential.
- Long private driveway, mature trees and extensive lawns - 1.5 acres in all
- Scope for further enhancement and extension, subject to the necessary planning consents



Tenure: Freehold

EPC Rating: F

Council Tax Band: G

Services & Systems: All mains services. Gas central heating.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the

sale of the property is in satisfactory order.

Local Authority: East Riding of Yorkshire Council www.eastriding.gov.uk

Money Laundering Regulations:

Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





The house displays many of the hallmarks expected of a substantial mid-19th century residence, with elegant reception rooms arranged around a welcoming entrance hall and generous bedroom accommodation over the upper floors. Large sash windows frame attractive views across the gardens, whilst the south-facing principal rooms enjoy excellent natural light throughout the day.

The kitchen, garage and adjoining stores provide an excellent opportunity for reconfiguration should a purchaser wish to create a more contemporary family arrangement, whilst retaining the architectural integrity and considerable charm of the original house.



Throughout, there is an unmistakable sense of permanence and proportion, qualities increasingly difficult to find in modern homes and which have long underpinned the enduring appeal of houses of this calibre.

Outside

The property is approached by a long private driveway, culminating in an impressive arrival before the house. The gardens and grounds are a delight, comprising extensive areas of lawn interspersed with mature specimen trees and established planting, together creating a landscape of exceptional privacy and tranquillity.

The garage, cellar and stores offer superb ancillary accommodation with exciting scope for future adaptation, subject to the necessary planning permissions.

The mature gardens are a particular feature, providing an enchanting setting of sweeping lawns, established trees and complete privacy, creating a remarkable sense of seclusion despite the property's highly convenient location.





Environs

Pocklington is one of East Yorkshire's most sought-after market towns, offering a broad range of independent shops, cafés, public houses and everyday amenities together with sporting facilities, a thriving arts centre and highly regarded schools, not least the eponymous Pocklington School. The town enjoys excellent communications to York, Beverley and Hull, whilst the Yorkshire Wolds and nearby coastline provide some of the region's most attractive countryside for walking, cycling and outdoor pursuits.

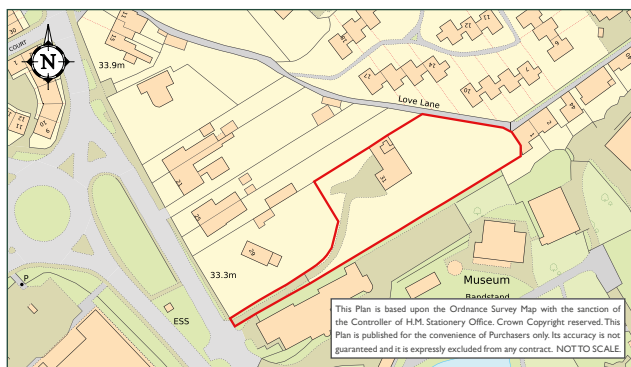
Directions

A discreet entrance to the driveway is on the left, off the Balk, just before reaching Burnby Hall Gardens.

What3words: ///marmalade.finest.says

Viewing

Strictly by appointment.



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** July 2026. Some images may have been enhanced using artificial intelligence (AI); any such images will be clearly identified individually. Brochure by wordperfectprint.com