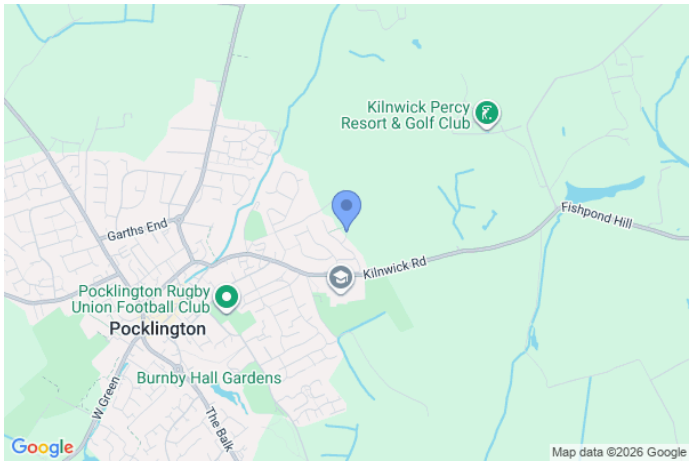


Western View, Pocklington, York, YO42 2WP

• No Onward Chain • Exceptional Contemporary Detached Residence • Exclusive Development of Just Four Homes • Elevated Position with Stunning Countryside Views • Superb Open Plan Kitchen/Dining Room with Central Island • Five Bedrooms Including Versatile Home Office • Principal Bedroom with Walk-In Wardrobe & En-Suite • Versatile Basement Room & Substantial Integral Garage • Enclosed Gardens, Private Driveway & Ample Parking • EPC = B

Guide Price £875,000



Occupying an enviable elevated position within an exclusive development of just four individual homes, this exceptional contemporary residence enjoys a stunning setting, with far-reaching views across the surrounding countryside and towards the market town of Pocklington. Beautifully designed, the property offers over 2,000 sq ft of impressive accommodation arranged over three floors, combining striking modern architecture with generous and versatile living space.

The property makes an immediate impression with its contemporary façade, combining crisp white render, attractive timber detailing, anthracite windows and distinctive pitched rooflines. Internally, the accommodation is equally impressive, with extensive glazing, high ceilings and an abundance of natural light throughout.

The ground floor centres around a superb open-plan kitchen/dining room, fitted with contemporary cabinetry, integrated appliances and a generous breakfast island, providing an excellent space for everyday living and entertaining. Further accommodation includes a spacious sitting room, a versatile fifth bedroom or home office, reception hall and cloakroom/W.C.

To the first floor are four well-proportioned bedrooms, including an impressive principal bedroom with walk-in wardrobe and en-suite facilities. A further bedroom also benefits from an en-suite, whilst the remaining bedrooms are served by a contemporary family bathroom.

The lower-ground floor provides a basement room ideal for use as a cinema room, bar or games room, as well as a substantial integral garage, together with a separate lobby and service area, offering excellent practicality and additional storage.

Externally, the property occupies an attractive enclosed plot, with areas of lawn and space to enjoy its wonderful surroundings. A private driveway provides ample off-street parking and access to the integral garage.

Pocklington itself is a highly regarded and thriving market town, offering an excellent range of independent shops, cafés, restaurants, pubs and everyday amenities, together with well-regarded schooling and leisure facilities. The surrounding Yorkshire Wolds provide beautiful countryside on the doorstep, whilst the historic city of York is within convenient travelling distance.

Combining striking contemporary design, exceptional versatility and an enviable elevated position, this is a truly special home offering a fantastic lifestyle opportunity in one of Pocklington's most attractive settings.

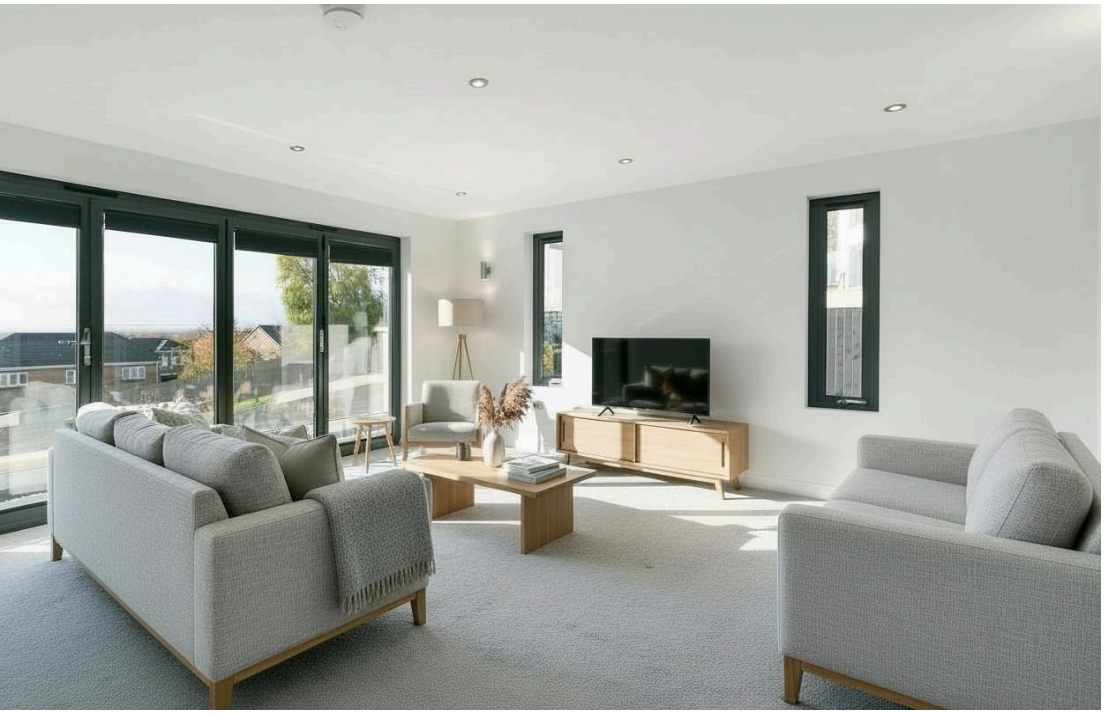
(Some photos have been staged using AI)



STUNNING 5 BEDROOM CONTEMPORARY RESIDENCE

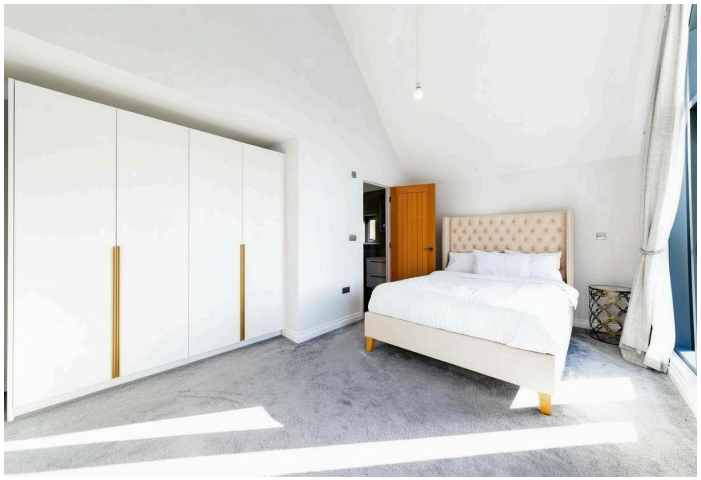
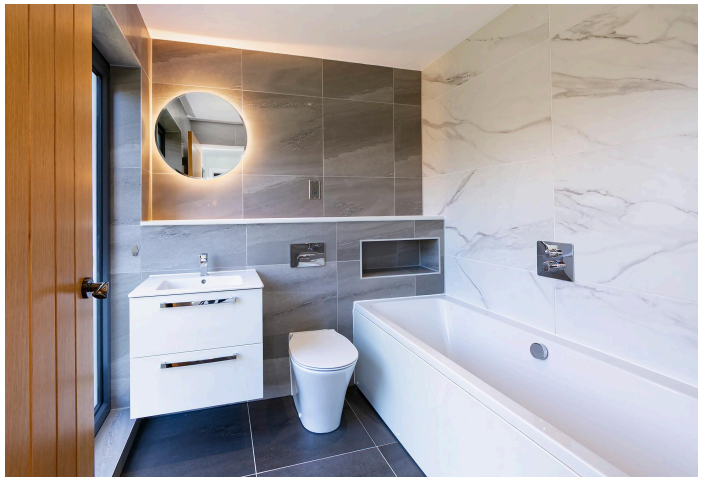




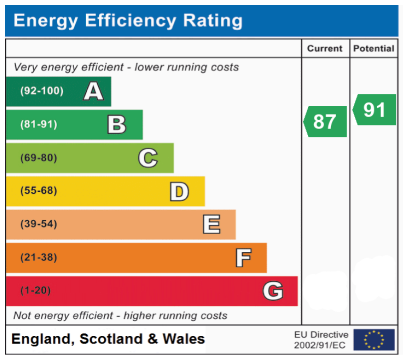


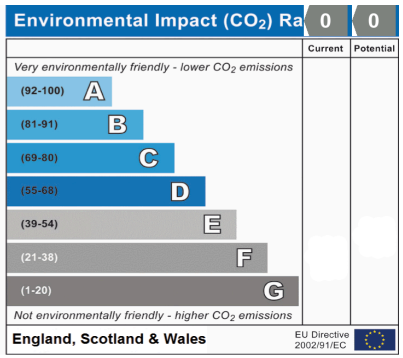


R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202





Address:

Reference: 3013

Viewing strictly by appointment

Tenure Freehold

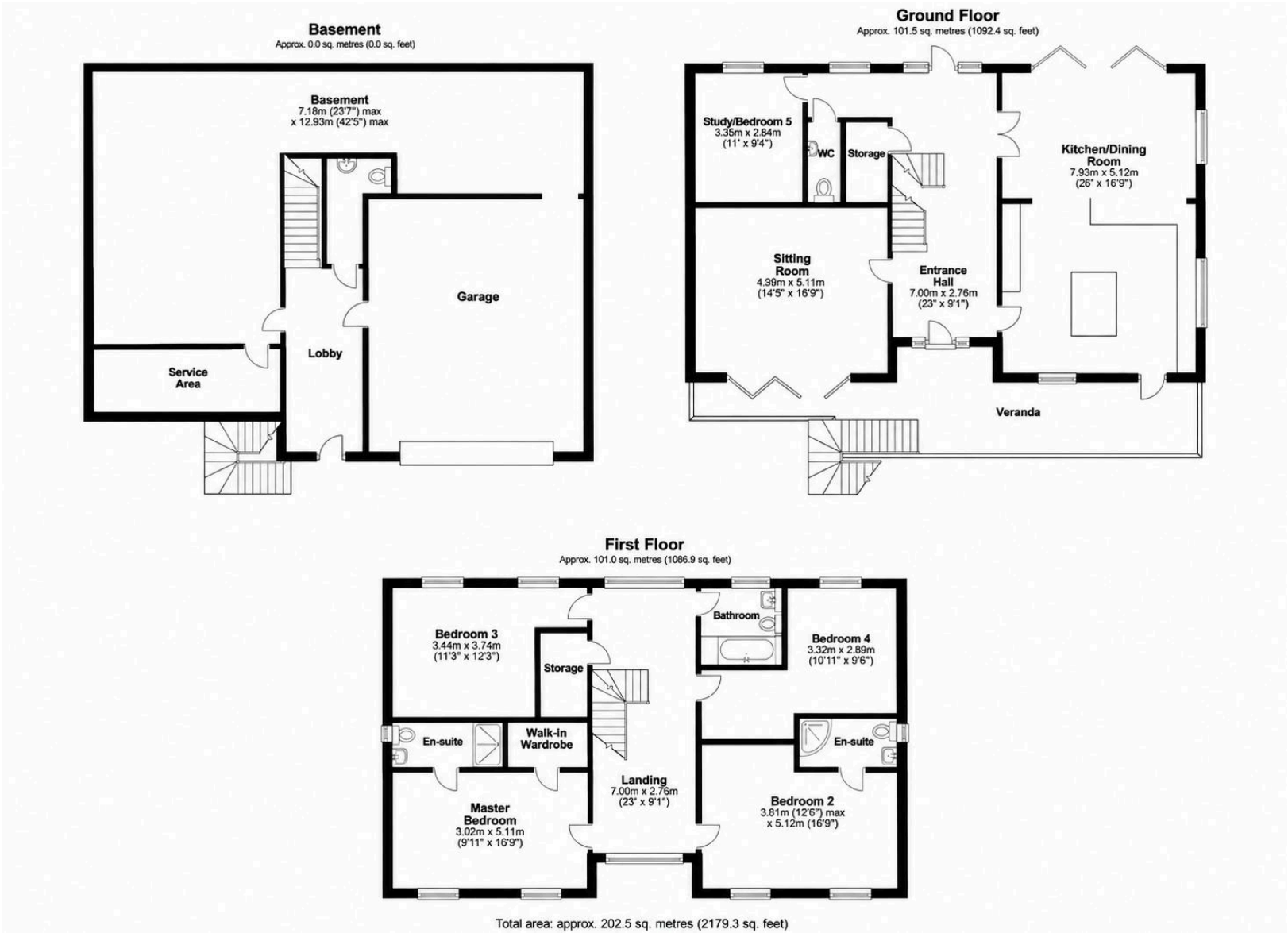
Council Tax Band G

Local Authority East Riding of Yorkshire Council

Services All mains services

RICS

OnTheMarket.com rmenglish.co.uk rightmove.co.uk



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