





## THE LOCATION

Melbourne is a sought after and popular rural village offering social and sporting facilities such as cricket, football, traditional village public house, newsagent/mini store, village hall which offers a part time postal service, primary school/playgroup, visiting mobile library and Fish & Chips van. There is Pocklington canal near by, where you will find some lovely walks heading towards the town of Pocklington or to the village of East Cottingwith. A greater variety of facilities are available in the market town of Pocklington within 5 miles. The City of York approximately 13 miles. The Oaks Golf and Health Spa is 3 miles. Local walks are available in the area such as The Derwent Ings Nature reserve and Allerthorpe Lakeland Park.

## THE PROPERTY

A character cottage with lovely south facing gardens, woodland, pond, outbuildings and garaging standing in approximately 2.4 acres.

Standing on the outskirts of the village, Beechwood Cottage offers excellent family sized accommodation. Features include snug, lounge with log burner, conservatory, office, utility/side entrance, on the first floor lies four bedrooms, the master bedroom offers dressing area/en-suite bathroom and house





## DIRECTIONS

From Pocklington, proceed out of the town towards West Green passing the Pocklington Grammar School on your right, bear left at the first roundabout, then straight across the second roundabout into Allerthorpe, continue along that road into Melbourne past the playing fields on your left hand side, continue along the main street passing the pub and school, head out of the village and Beechwood Cottage is situated on the left hand side opposite the post box.

## THE ACCOMMODATION COMPRISES

### ENTRANCE LOBBY

Entered via UPVC part glazed front door, patterned tiled flooring, stairs to the first floor accommodation.

### SNUG 9'11" x 10'4" (3.02m x 3.16m)

Double glazed window to the front elevation, radiator, open fire with grate and brick surround.

### DINING KITCHEN 13'7" (max) x 10'7" (min) x 22'8" (4.15m (max) x 3.22m(min) x 6.92m)

Fitted with wall and base units, work surfaces, stainless steel sink and drainer unit with mixer tap, plumbing for dishwasher, space for electric cooker with extractor over, double glazed window to the rear and front elevation, dado rail, radiator, part tiled, laminate flooring, mock beams and space for American fridge freezer.

### STUDY 10'0" x 7'5" (max) x 4'9" (min) (3.04m x 2.27m (max) x 1.46m (min))

Laminate flooring, double glazed windows to the rear and side elevation and radiator.

### UTILITY 8'2" X 9'8" (2.48m X 2.94m)

Stainless steel sink unit, plumbing for washing machine ,space for tumble dryer tiled flooring, UPVC side entrance door,3 sealed unit windows and oil central heating boiler.

### CLOAKROOM

Two piece suite comprising WC and wash hand basin,

### SITTING ROOM 12'10" x 29'11" (3.90m x 9.13m)

Two double glazed windows to the side and one to the front, log burner with tiled hearth, two radiators, doors to:

### CONSERVATORY 14'1" x 14'2" (4.28m x 4.32m)

Timber framed sealed unit glazed windows, laminate flooring, ceiling light fan and doors leading into the garden.

### LANDING 17'6" x 3'1" (min) x 6'0" (max) (5.34m x 0.95m (min) x 1.82m (max))

Double glazed window to the rear elevation, loft access, doors leading off to:

### MASTER BEDROOM 12'8" x 16'11" (3.87m x 5.16m)

Two double glazed windows to the side, fitted wardrobes and radiator.

### DRESSING AREA 6'0" x 8'5" to wardrobes (1.84m x 2.57m to wardrobes)

Fitted wardrobes, radiator, double glazed window to the front elevation.

### EN-SUITE BATHROOM 6'2" x 12'9" (1.88m x 3.88m)

Fitted suite Panelled bath, double shower cubicle with newly fitted electric shower, wash hand basin, low level WC, part tiled, radiator, laminate flooring, opaque double glazed window to the rear elevation.

### BEDROOM TWO 12'4" x 11'3" (3.76m x 3.44m)

Double glazed window to the front elevation, radiator, fitted wardrobe and cupboard.

### BEDROOM THREE 10'4" x 12'10" (3.14m x 3.90m)

Double glazed window to the front, fitted wardrobe and radiator.

### BEDROOM FOUR 11'10" x 6'3" (3.60m x 1.91m)

Double glazed window to the rear and radiator.



**FAMILY BATHROOM** 6'3" x 5'5" (1.91m x 1.66m)

P shaped bath with mixer tap, Aqualisa electric shower and shower screen, vanity wash hand basin, WC, heated towel rail, part tiled, opaque double glazed window to the rear.

**OUTSIDE****GARDEN**

Large gravelled driveway with gated access providing generous off road parking. To the front of the property is an enclosed gravelled garden with pathway. To the rear of the property lies a large mature garden with a range of trees, vegetable plot. Summer house and shed. There is a covered seating area, children's play area with pirate ship and other play equipment. To the far end of the of the garden is a well established woodland with a natural pond accessed via a wooden gate. To the western side boundary of the house is a secondary vehicular access with gated entrance ideal for larger vehicles. All set in approx 2.4 acres.

**DOUBLE GARAGE** 20'7" x 20'8" (6.27m x 6.29m)

Two up and over doors, power and light, To the side of the garage is a car port, to the rear is a Lean-to storage shed and wooden workshop with power.

**OUTBUILDING** 17'4" X 38'7" (5.28m X 11.75m)

Breeze block base with wooden frame, corrugated roof and sides. We feel this building could offer a variety of uses from storage, workshop or housing animals.

**ADDITIONAL INFORMATION;****SERVICES**

Oil, water, electricity and septic tank drainage. Telephone connection subject to renewal by BT.

**APPLIANCES**

None of the electrical appliances have been tested by the Agent.

**LOCAL AUTHORITY**

East Riding Council Tax Band

**TENURE**

Freehold

**VIEWING**

By appointment with the agent.

**OPENING HOURS**

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising

Homebuyer's Reports and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email [surveys@clubleys.com](mailto:surveys@clubleys.com)

**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01759 304040 for further information or to arrange for one of our valuers to call.

**MORTGAGES**

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff. A broker fee of £199 will be charged on application.

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.







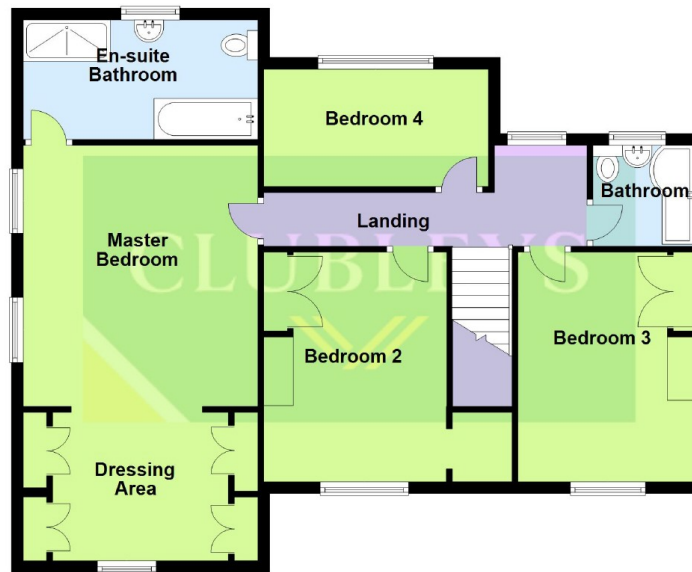
## Floor Plan

This plan is for illustrative purposes only

Ground Floor



First Floor



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