



Hayton Common Farm, Burnby Lane,  
Pocklington, YO42 1UL  
£695,000



## ABOUT THE PROPERTY

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"Hayton Common Farm" offers a rare opportunity to acquire a detached home set in a peaceful, semi-rural position on the outskirts of Pocklington. Extending to approximately 1.04 acres, the property enjoys a sense of space and privacy, ideal for those seeking a quieter lifestyle with countryside surroundings.

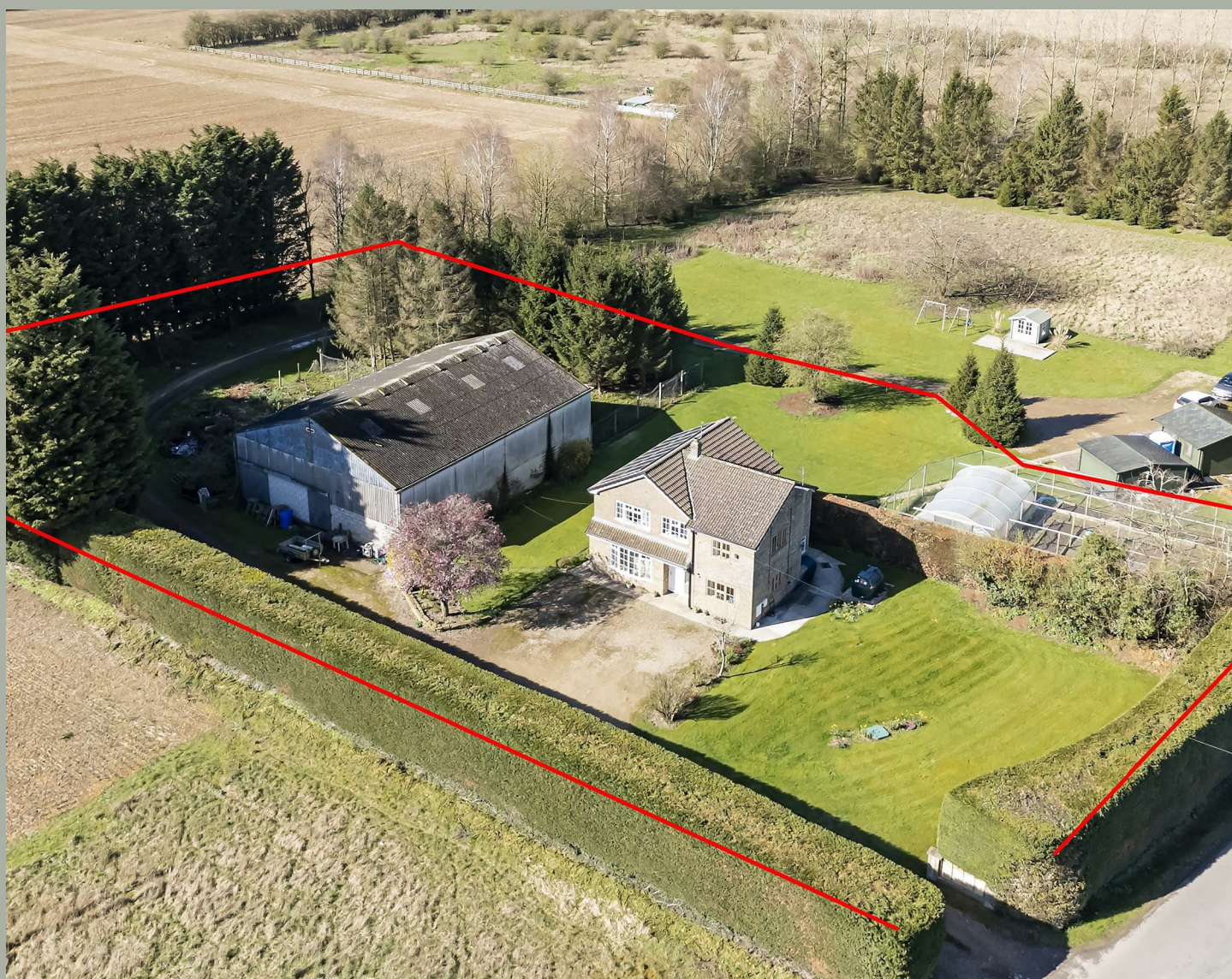
The grounds/gardens include a substantial outbuilding/barn measuring 18.12m x 13.46m, offering excellent versatility for a range of uses, whether for storage, workshop space or hobby interests.

The house itself provides around 1,485 sq ft of well-proportioned accommodation, with further potential to extend and enhance, subject to the necessary planning permissions, allowing buyers the opportunity to create a home tailored to their own needs.

We believe this is a rare and exciting opportunity, and we anticipate strong interest, as properties of this nature seldom become available on the outskirts of Pocklington.

All viewings are strictly by appointment via the selling agent.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band E.







Tenure: Freehold  
East Riding of Yorkshire  
Band: E

#### ENTRANCE HALL

1.81m x 4.15m (5'11" x 13'7" )

Entered via a bespoke front entrance door with glazed windows to the side, coving to the ceiling, radiator and stairs to the first floor accommodation with under stairs cupboard.

#### SNUG

3.31m x 3.48m (10'10" x 11'5" )

Fitted cupboards, radiator, sealed unit window to the front and side elevation.

#### SITTING ROOM

4.46m x 4.60m (14'7" x 15'1" )

Open fire with stone surround, three wall light points, coving to the ceiling and double glazed window to the front elevation.

#### KITCHEN/DINING ROOM

3.78m x 6.43m (12'4" x 21'1" )

Range of floor and wall cupboards, working surfaces incorporating one and a half composite sink unit, space for cooker, dishwasher and fridge, two radiators and double glazed window to the rear and side elevation.

#### UTILITY

2.71m x 3.23m (8'10" x 10'7" )

Worcester oil central heating boiler, plumbing for a washing machine, working surfaces incorporating stainless steel sink unit, rear door and sealed unit window to the side elevation.

#### SEPARATE WC

Opaque sealed unit window to the side elevation.

#### LANDING

3.66m x 1.91m (12'0" x 6'3" )

Airing cupboard housing hot water cylinder and access to the loft.

#### MASTER BEDROOM

3.28m x 5.60m (10'9" x 18'4" )

Fitted cupboard, radiator, sealed unit window to the front and side elevation.

#### EN-SUITE SHOWER ROOM

Fitted suite comprising shower cubicle, vanity hand basin, radiator and opaque sealed unit to the rear elevation.

#### BEDROOM TWO

4.00m x 3.94m (13'1" x 12'11" )

Fitted wardrobes, radiator and double glazed window to the side elevation.

#### BEDROOM THREE

3.91m x 3.84m (12'9" x 12'7" )

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

#### BEDROOM FOUR

2.39m x 2.05m (7'10" x 6'8" )

Fitted cupboard with shelving, radiator and double glazed window to the front elevation.

#### FAMILY BATHROOM

2.12m x 2.34m (6'11" x 7'8" )

Fitted suite comprising P shaped bath with mixer tap, shower over and side screen, pedestal hand basin, low flush WC, fully tiled, radiator and a opaque double glazed window to the rear elevation.

#### OUTSIDE

Set within a generous plot, the property enjoys a well-maintained lawned garden to the side, bordered by a high conifer hedging for added privacy. A driveway provides off-road parking, while the gardens also include a chicken run, vegetable plot, and established fruit trees. Additionally, there is an oil tank and a bio treatment plant, which is serviced twice a year.

#### OUTBUILDING/BARN

18.12m x 13.46m (59'5" x 44'1" )

Concrete flooring, outside lighting, electric and water is connected to the outbuilding.

#### ADDITIONAL INFORMATION

The property benefits from solar panels installed in 2012, with the current owners receiving a return of 78p per kW. It has also undergone significant improvements, including a new roof and a new central heating system, both installed in 2023.

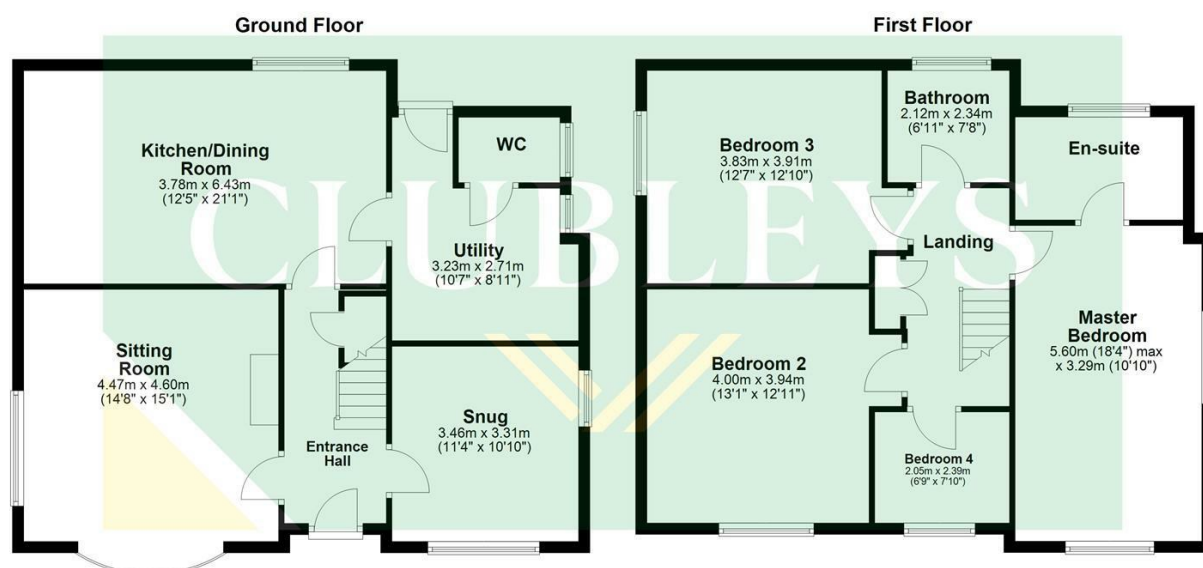
#### APPLIANCES

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

#### SERVICES

Mains water and electricity. Oil tank and treatment plant. Telephone connection subject to renewal with British Telecom.





#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### 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 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

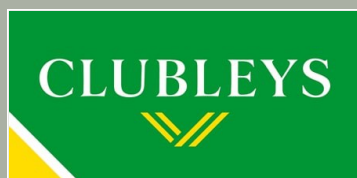
#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) 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. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 57      | 71                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.