



COMMON END FARM, THORNTON, MELBOURNE
£495,000

Carter Jonas

COMMON END FARM, THORNTON, YO42 4RZ

Common End Farm is an enchanting three-bedroom detached family home, nestled in the peaceful and historic village of Thornton. Known for its charming Norman church, this idyllic village also caters to the nearby community of Melbourne, offering essential amenities such as a primary school, local shop, and a part-time post office. Just a stone's throw away, the famous Pocklington Canal awaits, providing a beautiful area rich in history and perfect for outdoor recreation.

Conveniently located just 4 miles from the vibrant town of Pocklington, this home offers access to a wide array of facilities, including a highly regarded Grammar School, along with various primary and secondary schools. Commuters will appreciate the ease of travel, with York's nearest park-and-ride only 9 miles away, as well as quick access to major roadways like the A1(M), M1, and M62, making it ideal for journeys further afield.

Step inside to discover a warm and welcoming interior. The ground floor features a charming entrance porch that leads into a spacious hallway, a delightful dining room, and a well-equipped kitchen. The generous double living room, with its French doors opening to the picturesque garden, creates an inviting space for both relaxation and entertainment. Additional conveniences include a utility room and a handy WC. Upstairs, the bright landing provides access to three comfortable double bedrooms and a family bathroom, ensuring ample space for family living.

This wonderful home is brimming with character, showcasing beautiful feature fireplaces and exposed beams that add to its appeal. The long driveway accommodates approximately four vehicles and offers the exciting potential for a garage, subject to planning permission. The expansive rear garden provides plenty of room for outdoor activities also benefits from an indoor swimming pool to the rear and a range of useful outbuildings. Offered for sale with no onward chain, this captivating property is a must-see. Early viewing is highly recommended to fully appreciate all that this charming family home has to offer, complete with versatile heating options including solid fuel, oil, and gas.

TENURE Freehold

EPC BAND G

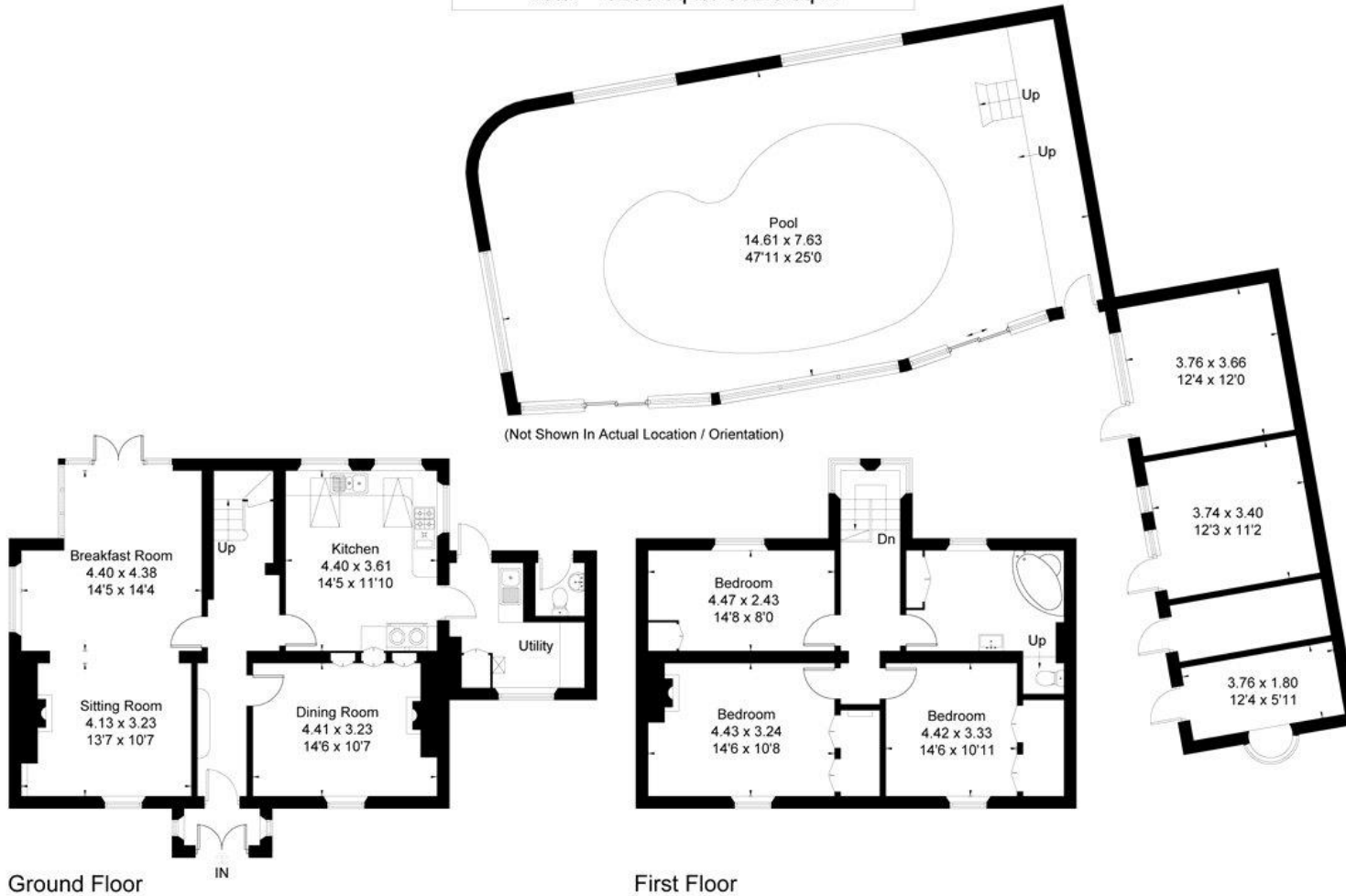
A PRETTY COTTAGE SITUATED IN THE HEART OF THIS POPULAR VILLAGE AND BENEFITTING FROM AN INDOOR SWIMMING POOL.







Thornton, Melbourne York, YO42
 Approximate Area = 1682 sq ft / 156.3 sq m
 Outbuilding = 1577 sq ft / 146.5 sq m
 Total = 3259 sq ft / 302.8 sq m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #86970

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

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