



**Canal Lane, East Cottingwith, York  
Offers Over £425,000**

A outstanding detached family residence, located in this beautiful picturesque setting with views of the Yorkshire Wolds.



This stunning four-bedroom detached family home is nestled in the charming village of East Cottingwith, boasting beautiful views over the surrounding rural countryside. With its spacious layout and contemporary design, the property provides an ideal living environment for modern family life.

Upon entering you are welcomed by a hallway leading to all ground floor rooms and a turned staircase with feature window to the first floor. The main reception space presents a lovely living room and a real focal point of the home. It features a stylish media wall with a sunken fireplace, perfectly complimenting the room's spacious yet cosy feel, with herringbone flooring. French doors open out to the garden, allowing natural light to flood the space and creating a seamless indoor-outdoor connection.

The heart of the home is the family kitchen, sourced from Howdens, showcasing a sophisticated matte charcoal finish. The quartz worktop adds a touch of elegance, while the sunken sink unit and fitted appliances—including a double oven, fridge and freezer, hob, and wine cooler. The dining area offers a perfect setting for family meals, with French doors leading to the garden, ideal for al fresco dining during warmer months.

In addition to the kitchen and living room, the ground floor also benefits from a versatile playroom, a stylishly decorated WC, and a utility room conveniently located off the garage, providing practical space for laundry and storage.

Upstairs, the first floor enjoys four generously sized bedrooms. The master bedroom features an en-suite shower room, offering privacy and comfort, while the remaining three bedrooms share a well-appointed house bathroom. An additional flexible office space completes the first-floor accommodation, perfect for those working from home or needing a quiet area for study.

Externally, the property enjoys a picturesque setting, with ample off-street parking available, including an electric charging point located in front of the double garage with recently installed electric roller door. The rear garden is a peaceful retreat, enclosed by walls and featuring a central lawn and surrounding flower beds, offering a perfect space for outdoor activities and relaxation.

This exceptional family home combines modern design with countryside charm, providing a perfect balance of comfort and practicality and is only moments away from tranquil walks along the Pocklington Canal.

East Cottingwith is a quaint, rural village located in the East Riding of Yorkshire, offering a peaceful and picturesque setting amidst the English countryside. Positioned near the River Derwent, the village enjoys lovely natural surroundings, with open farmland and greenery that create a tranquil, scenic atmosphere.

The village has a strong sense of community, typical of rural areas, fostering a welcoming environment. Though only a small village, East Cottingwith is steeped in history, with some charming, traditional buildings, including well-preserved cottages and farmhouses. Its history can be traced back centuries, and it has retained much of its character as a quiet village centered on agriculture.

The village benefits from good road links to the nearby towns and cities of York, Hull, Pocklington & Howden. Pocklington is around a 15-minute drive away, and provides access to more amenities, including shops, schools, and recreational facilities. York, with its extensive shopping, dining, and cultural attractions, is also within easy reach, making it convenient for commuters or those who enjoy occasional city trips.

East Cottingwith's peaceful setting, combined with its proximity to more vibrant hubs, makes it an appealing spot for those looking to enjoy rural life without feeling too isolated. The village is ideal for nature lovers, with numerous walking paths and trails nearby, as well as opportunities to explore the surrounding East Yorkshire countryside.

**Tenure:** Freehold

**Services:** Main water, electricity & drainage are believed to be connected. Oil fired central heating.

**EPC:** TBC

**Council Tax:** East Riding Of Yorkshire - E

**Viewings:** Strictly by the selling agent: 01904 625533

#### **Property Information**

**Tenure:** Freehold

**Services/Utilities:** Oil Central Heating. All other mains services are connected.

**Broadband Coverage:** Up to 1000 Mbps download speed\*

**EPC Rating:** D - 59

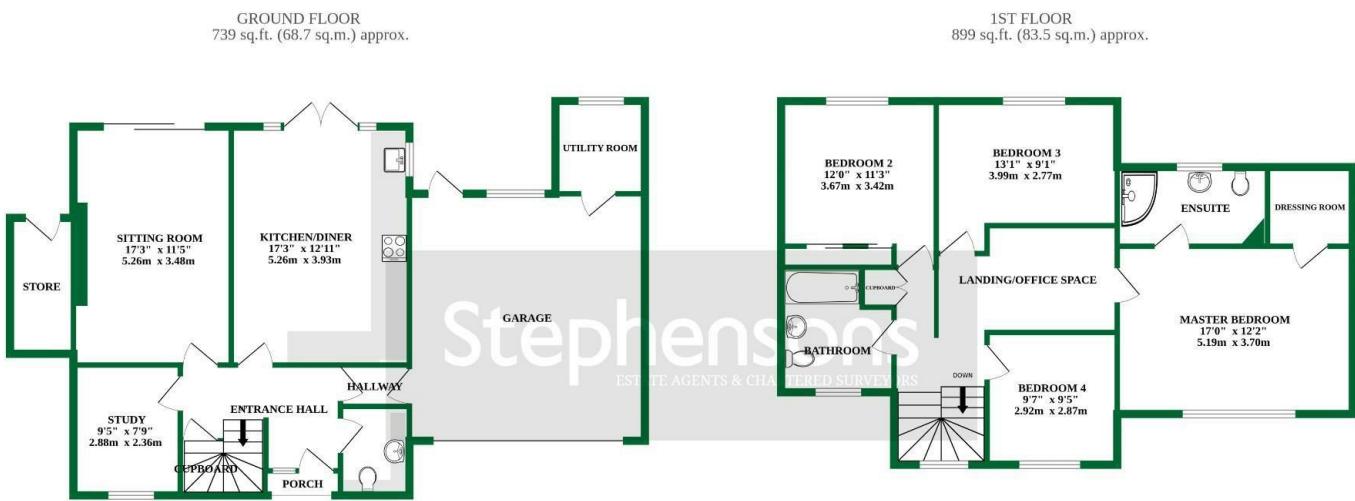
**Council Tax:** E - East Riding of Yorkshire

**Current Planning Permission:** No current planning permissions

**Viewings:** Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.





CANAL LANE, EAST COTTINGWITH, YORK  
 TOTAL FLOOR AREA : 1638 sq.ft. (152.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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