



Algarth Road, Pocklington, York, YO42 2HP

- Over 4500 sqft on a third of an acre plot • MVHR system & underfloor heating to the ground floor • Open plan kitchen/living/dining area • Multiple reception rooms including a home cinema room • Gym, sauna & shower room. Could be used as a fifth bedroom • Four further double bedrooms, two with en-suites. Family bathroom • Triple garage & carport providing extensive parking • Substantial gardens • Electric gates • EPC = C

Guide Price £1,050,000

Situated on Algarth Road, the most prestigious and sought-after address in Pocklington, this exceptional detached residence offers a rare combination of space, privacy, and luxury lifestyle living, all within easy walking distance of the town centre and private school. Set well back from the road behind a generous front garden, the property enjoys an unusually peaceful setting with minimal passing traffic, creating a calm and private environment. Yet, within just five minutes on foot, you can reach the heart of Pocklington, with its shops, cafés, and everyday amenities.

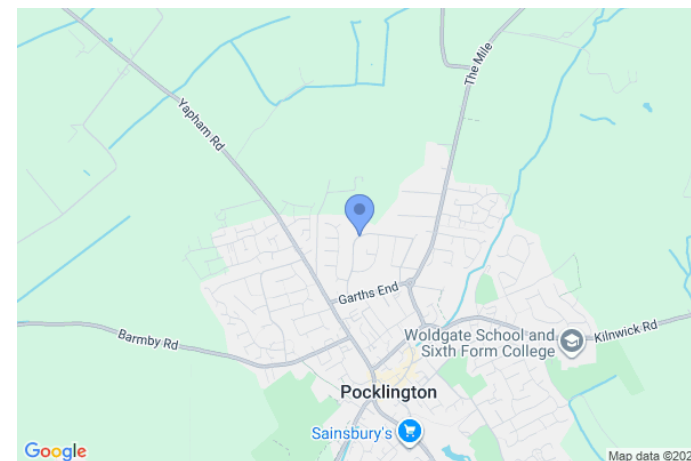
Extending to over 4,500 sq ft on a third acre plot, the home provides expansive and beautifully arranged accommodation with balanced proportions and flow that are rarely seen. A newly-finished large extension, constructed from extremely energy-efficient ICF, contains a state-of-the-art MVHR air filtration and heat recovery system that provides the house with fresh, warm and filtered air. The system also utilises a summer-bypass to keep the home cooler on hot summer nights. In addition, the ground floor benefits from underfloor heating.

At the centre of the home is a striking contemporary kitchen, complete with a large central island, offering the perfect space for social living, hosting and day-to-day family use.

A standout feature of the property is its exceptional lifestyle offering. A home gym with sauna provides a private wellness retreat or watch a movie beneath the stars in the dedicated cinema room with its 120-inch screen, Sony native 4K projector, Kef THX-certified audio system and custom fibre optic star ceiling.

There are four large double bedrooms to the first floor, two of which have en-suite facilities. A family bathroom that completes the internal accommodation.

Externally, the property continues to impress with a substantial triple garage and additional double carport, delivering extensive parking and versatile space. Electric gates to the side give access to the drive and provide added security.





AN EXCEPTIONAL FAMILY HOME LOCATED ON A SUBSTANTIAL PLOT



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	EU Directive 2002/91/EC

Address:
Reference: 2577

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services

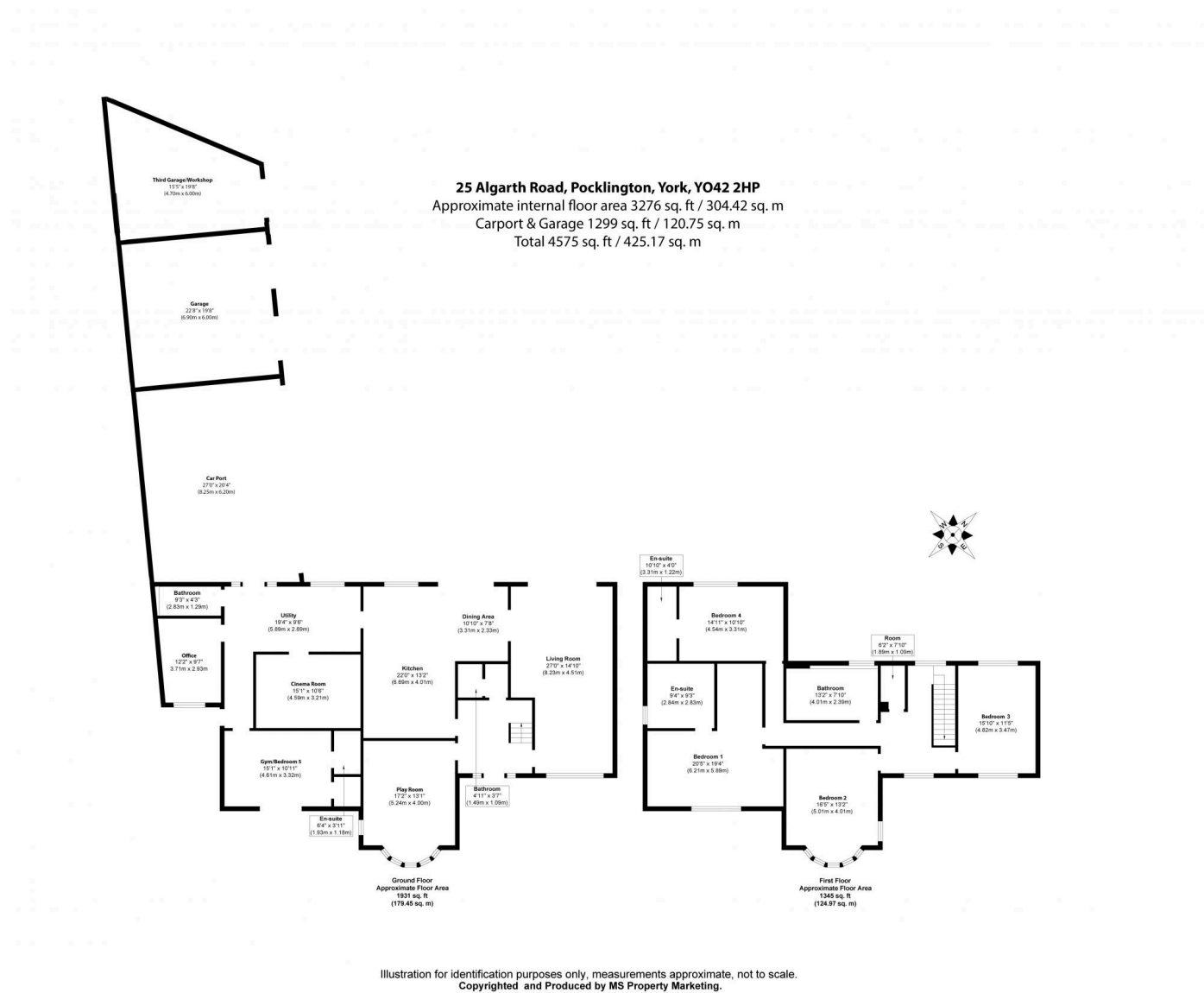


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