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GROUND FLOOR  
1508 sq.ft. (140.1 sq.m.) approx.



TOTAL FLOOR AREA: 1508 SQ.FT. (140.1 SQ.M.) APPROX.  
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of areas, volumes, levels and other data are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as such for any other purpose. The layout, fixtures and appliances shown here are for illustrative purposes only and may vary without notice. Made and revised 02/22



**£650,000**

CLAY COTTAGE & LAND ON CLAY LANE, MILLINGTON, YORK, YO42 1TX

- Unique lifestyle, equestrian or smallholding property
- Charming cottage-style bungalow in an edge of village location
- 4.55 acres of mature pasture

Clay Cottage offers the perfect balance of comfort and convenience with the peace and tranquillity of countryside living. The property is set across two close-by sites comprising a well-appointed cottage and tucked away further along Clay Lane is 4.55 acres of mature pastureland, orchard and stabling. This is an ideal home for equestrian enthusiasts, and other countryside pursuits or those simply seeking outdoor space in



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



## Property Description

### MAIN DESCRIPTION

The property presents an inviting façade with well-maintained gardens and convenient off-road parking. It also offers a spacious garage, a patio area designed for outdoor gatherings, mature landscaping, and secure fencing.

This delightful two-bedroom home features a well-set out interior with three spacious reception rooms. Visitors entering the house are greeted by a bright and airy garden room featuring a vaulted ceiling and plenty of natural light. The modern kitchen is fully fitted with high-quality appliances and generous storage space. The adjacent dining area serves as an ideal setting for family meals or hosting guests.

Each double bedroom is comfortable and well-equipped with built-in wardrobes. The bathrooms showcase modern fixtures and underfloor heating.

For year-round comfort and efficiency, the property benefits from two log-burning stoves, oil-fired central heating, and double glazing. The property was completely refurbished by the current owners which included rewiring and new oil-fired combi boiler central

### GROUND FLOOR



KITCHEN/DINER  
19' 10" x 15' (6.05m x 4.57m)  
LAUNDRY  
7' 10" x 6' 5" (2.39m x 1.96m)  
LOUNGE  
17' 10" x 12' (5.44m x 3.66m)  
HALLWAY

GARDEN ROOM  
15' x 10' (4.57m x 3.05m)  
BEDROOM  
15' x 14' 2" (4.57m x 4.32m) max

### ENSUITE

BEDROOM  
11' x 9' 2" (3.35m x 2.79m)  
SHOWER ROOM

BOOT ROOM  
8' 9" x 5' 9" (2.67m x 1.75m)  
UTILITY ROOM  
15' x 5' 9" (4.57m x 1.75m)  
OUTSIDE

### GARAGE

### GARDENS

### LAND AND STABLING

The land and stabling are located just 175metres away from the cottage with newly erected post and rail fencing and gated entry ensuring security and privacy. The site

covers a total of 4.55 acres, and benefits from mixed use (equestrian and agricultural) which is divided into a main grazing/haymaking paddock, a smaller paddock, and an orchard.

The stables and storage units, built from timber, form a hardcore courtyard. There are two large 12' x 14' stables plus an adjoining feed room and a 10' x 10' tack room. Another 24' x 12' block contains two more stables, next to a similarly sized storage barn. Planning permission is approved for an additional 24' x 12' barn to complete the quadrant.

A hardcore track leads from the main entrance gate to the buildings, with ample parking adjacent to the stable block.

### LOCATION

The property lies on the southern edge of Millington village which is just three miles north of the bustling market town of Pocklington.

The property enjoys some of the most accessible countryside in the area for those who enjoy horse-riding, cycling, running or walking with direct access to quiet country lanes, footpaths and bridleways.

### SERVICES

The cottage benefits from mains electricity, water, and drainage, in addition to oil fired central heating/water and log-burners.

Although there is no mains water connection to the land, rainwater harvesting and the proximity of nearby springs