



**OAK LODGE, NUNBURNHOLME, YORK**  
£995,000

**Carter Jonas**

# OAK LODGE, NUNBURNHOLME, YORK, YO42 1QY

Nestled in the tranquil village of Nunburnholme, this magnificent five-bedroom detached home is set within approximately 2.5 acres of beautifully landscaped gardens and backs onto mature woodland, offering a serene and picturesque environment.

As you step inside Oak Lodge, you are greeted by an impressive array of living spaces. The home features five spacious bedrooms, each with its own ensuite facilities. The four reception rooms provide versatile spaces for entertaining, relaxing, or creating dedicated areas for work and play. The highlight of the home is undoubtedly the expansive open-plan kitchen and family room, which extends over 50 feet. This area serves as the heart of the home, perfect for family gatherings.

The exterior of Oak Lodge is equally captivating. The extensive grounds, encompassing approximately 2.5 acres, are a haven of natural beauty. The idyllic gardens, create a serene backdrop, offering a peaceful escape from the hustle and bustle of everyday life. The large garaging and outbuildings provide ample storage and hold potential for future development, subject to planning permission, making this property a versatile and valuable investment.

Nunburnholme is just a 10-minute drive from Pocklington and 30 minutes from York, offering excellent transport links, including direct trains to London. Surrounded by natural beauty and local attractions such as Burnby Hall Gardens and the Yorkshire coastline.

Oak Lodge is a rare find, offering unparalleled space and potential. Don't miss the opportunity to make this dream home your reality.

## Material Information

There are 2 EV charging point.

There is superfast broadband to the property.

**TENURE** Freehold

**LOCAL AUTHORITY** East Riding of Yorkshire

**COUNCIL TAX** G

**EPC BAND** D

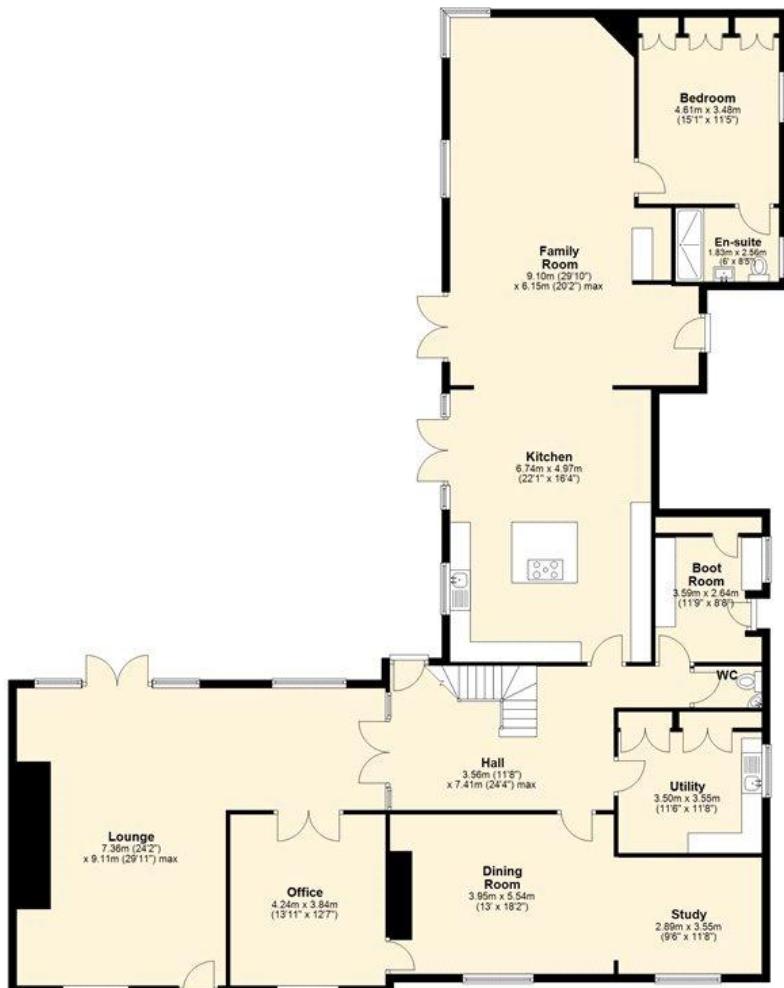
**Situated in the picturesque village of Nunburnholme, Oak Lodge is a stunning five-bedroom detached home set within approx 2.5 acres of landscaped gardens and mature woodland.**







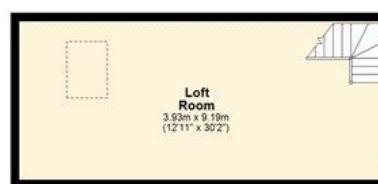
**Ground Floor**  
Approx. 250.8 sq. metres (2699.3 sq. feet)



**First Floor**  
Approx. 171.6 sq. metres (1847.5 sq. feet)



**Second Floor**  
Approx. 36.1 sq. metres (388.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(A-H)		
B	(E-0)		
C	(D-0)		
D	(E-0)		
E	(F-0)		
F	(G-0)		
G	(H-0)		
Not energy efficient - higher running costs			
59	69		
England, Scotland & Wales			
EU Directive 2002/91/EC			

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