



MUIRFIELD HOUSE
ASSELBY, DN14 7HE





Discover laidback living at Muirfield House, in the peaceful village of Asselby.

Muirfield House, derived from Numerology for seven, is aptly named. Situated within a former farm, what once was the seventh barn is now stands Muirfield House. Nestled back from the quiet road, and snugly enclosed by its own stone wall, glorious garden and abundance of driveway, discover the red brick rural charm of this family home.

Emerging into a spacious and wide entrance hall, hardwearing flooring leads out ahead of you. With the staircase to the left, this hallway is light and bright, with doorways leading off invitingly to either side.

Family moments in the Lounge. Large windows and glass doors invite a free-flow of light in from your south-facing garden. So private, enjoy watching the birds feed in the garden through the ample windows. In the summer months, throw open the patio doors and invite the outdoors in.

When evening comes around, light the multi-fuel stove, an attractive focal point within its smart brick chimney breast, watch the flames flicker and reflect the light. Beneath your feet, warm, biscuit coloured carpet adds to this cosy feel.



Completely separate from the main living space, is the family room. Will you re-envision this space as a large study, perhaps a private lounge or media room for the children where they can entertain friends? Large enough to fit a double bed and handily situated near to the guest WC, this could also be an ideal guest bedroom or even a permanent bedroom for an older or dependent relative.

Culinary comforts

Elbow room comes with elbow room in this crisply decorated culinary space. Above and below, an abundance of cupboard space - neutral dove grey units with Quartz worktops - a generous island takes centre stage. Installed by Panarama Kitchens Liverpool in 2019, this modern kitchen ticks all the boxes.

To the left, your handsome black Rangemaster cooker takes pride of place. Space for your dishwasher by the sink within your island. Take a moment of mindfulness watching the songbirds whilst stacking the plates as you catch the morning sun through the many patio windows of the dining extension; which stretches across the breadth of this home.

The glazed extension draws you in. With its beamed ceiling and under-stated grandeur, this space could be anything you want it to be, but is everything you need it to be.

Tucked away behind the garage, locate your guest shower room and handy utility room with sink, plumbing for a washing machine and space for your fridge, freezer and tumble drier.



Refresh and relax/And so to bed

Take the stairs up to the first floor to discover a wealth of spacious bedrooms.

Looking out over your picturesque village facing garden, your master suite awaits. The generous window showers light through into this super-king-sized space. Coating the walls, a decorative patterned paper, in cream tones, helps to create a soothing mood.

Space for your super-king-sized bed and bedside tables in here, alongside the fitted wardrobes.

Next door, and currently utilised as a second study, another robustly sized bedroom awaits. Light and bright, decorated in muted neutral tones, this office serves as the fourth guest bedroom when required as there is plenty of space for a double bed. Across the way, a linen closet offers more storage solutions, whilst to the rear, two further bedrooms await.

To the rear of the house, discover the double-sized third bedroom. Elegantly decorated in peaceful pale gold, this bedroom is immediately welcoming. So expansive, there is even space for built-in wardrobes. What could be better? Sneak a peek through to your spotless en-suite shower room!

Soak away the aches of the day in your family bathroom. Spacious and sparkling, this white bathroom is crisp and understated.





Indulge in a relaxing roll top bath after an afternoon in the garden or exploring the country walks nearby. There is also a separate shower if you prefer.

Also tucked away peacefully at the rear of Muirfield House is your third bedroom. Another superb size, decorated in soft blush-latte tones. Neutral and relaxing; each bedroom at Muirfield House is ready to accommodate your family's unique personalities.

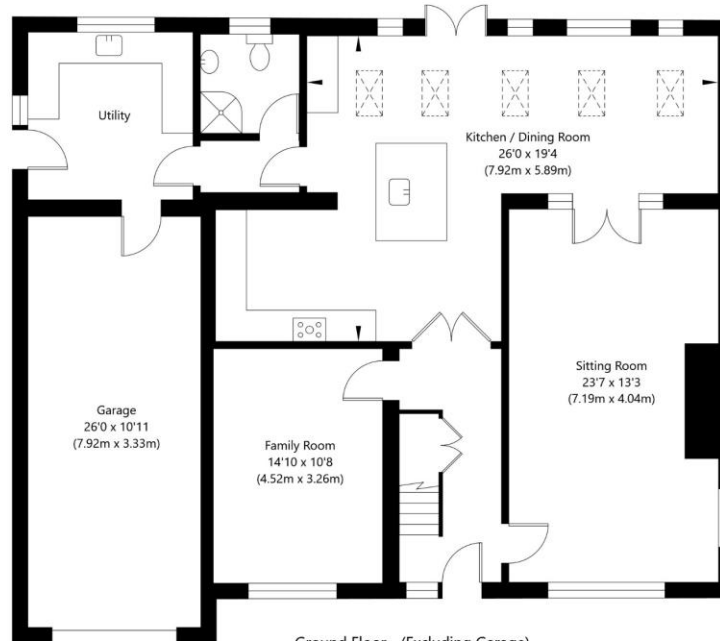
A serene space/sunny and serene

South-facing and so serene, the garden at Muirfield House is quite simply a joyous place in which to while away the hours.

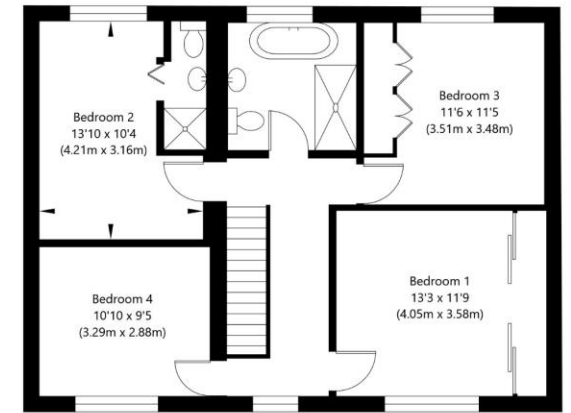
Quiet and peaceful, take a seat on the patio and watch nature buzz by around you. To the rear, trees offer screening for seclusion in the summertime, so why not stoke up the barbecue and invite your friends round for an alfresco evening of entertainment?

Wrapping the scene up in an evergreen scarf are established borders of shining shrubbery, filled with the nodding sunny heads of daffodils in the springtime and followed by a flush of colour in the summer.

For peace, tranquillity and spacious living, Muirfield House in the rural village of Asselby eagerly awaits your acquaintance.



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 1226 SQ FT / 113.94 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 757 SQ FT / 70.3 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1983 SQ FT / 184.24 SQ M - (Excluding Garage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



24 Finkle Street, Selby, North Yorkshire YO8 4DS
info@jpharll.co.uk www.jpharll.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

01757 709955