



Newland, Selby, YO8 8PS

Offers Over £575,000





## Newland

Selby, YO8 8PS

- Beautiful 5 Bed Detached Family Home
- 242 Sq. M/ 2608 Sq. Ft.
- Generous North East Facing Rear Garden
- Adaptable Living Space.
- Brick Built Construction
- Double Garage With Solar Panels
- Biomass Boiler, Septic Tank
- Mains Electricity & Water Supply
- EPC Rating 'C'
- Council Tax Band 'E'





Rarely do opportunities come up to acquire such an impressive 5 bed/3 bath modern home with a double garage. Boasting a generous north-facing garden with spectacular rural views beyond.

Situated in the popular rural village of Newland, the flow through the property is very natural and it would make the most wonderful family home as it has done for the current owners.

Spanning across an impressive 242 square metres (2608 square feet), this remarkable residence effortlessly combines modern living with traditional elements. Mains electricity powers the home, whilst the biomass central heating system ensures comfort and warmth throughout the property which has also been surprisingly efficient for a home of this size. There are also solar panels on the double garage roof to make this home even more eco-friendly.

Upon arrival, a generous driveway with parking for multiple vehicles leads down to the front door. To the right is the double garage with electric doors, power and lighting.

As we move inside the property into the entrance hall, wood and glass doors invite you into the ground floor accommodation whilst allowing light to flow. Doors from the hall lead into the study and Lounge. This beautiful room has a feature fireplace housing a multi-fuel burner, a beamed ceiling and bi-folding doors leading out onto the rear garden. This is a great room to relax and cozy up in Winter but in Summer open the doors and let the outside in.

To the left of the hall is the impressive Dining Kitchen - the heart of this home. There are plenty of cupboards and work-surface space with the hob inset into the island - perfect for cooking up a storm and impressing guests seated at the dining table. From the kitchen at the rear of the house is a surprisingly spacious utility room with further storage cupboards and space for a washing machine. At the other side of the kitchen is the ground floor w.c/cloak room and boot room perfect for cleaning off small muddy feet (or paws).

If this isn't enough, ground floor accommodation which was the old garage, has been transformed into another reception room. Currently used as a games room, but could be a another bedroom or play room - the versatility of this house is brilliant.



Upstairs, the galleried landing leads to the large Master bedroom with built-in wardrobes spanning one wall and making use of the alcove space. The En-suite features twin sinks, full length bath and shower cubicle in an attractive tiled surround to create a spa feel.

The second largest bedroom (the previous Master) also has en-suite shower room so would be perfect for teenagers or guests alike. Two further generous double bedrooms and a large single make up the first floor accommodation.

The attractive Family bathroom comprises of a white suite with shower over bath, wash basin and toilet.

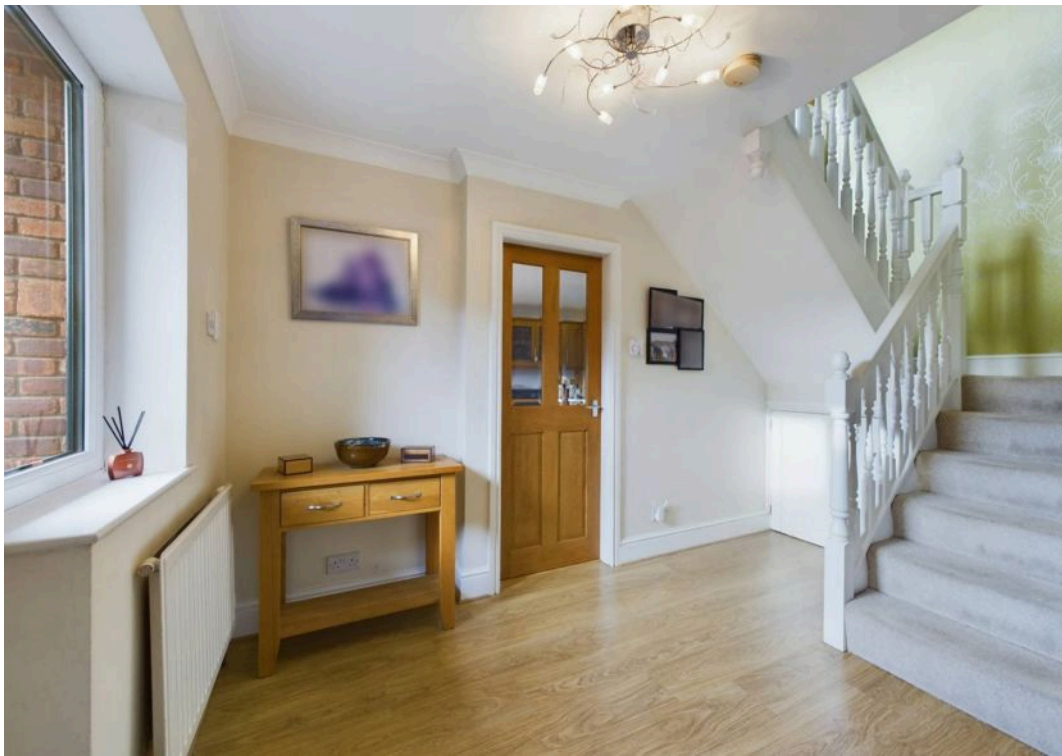
Moving outdoors, the property boasts a splendid rear garden, providing a serene escape for outdoor relaxation or entertaining guests. The tranquillity of the surroundings adds an extra layer of appeal to this remarkable property.

There is also a patio area as you step outside from the lounge - perfect for looking down the garden with a glass of wine whilst watching the sun go down.

This character property boasts a range of features designed to enhance a modern lifestyle and needs to be viewed to appreciate exactly what is on offer within this excellent home.

Early viewing highly recommended and essential.





















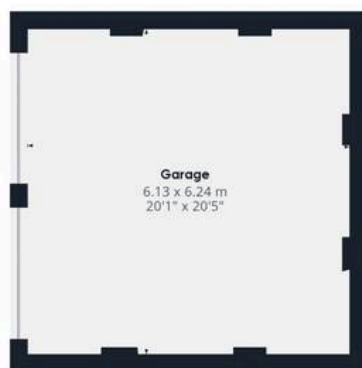




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

242.34 m<sup>2</sup>

2608.54 ft<sup>2</sup>

Reduced headroom

0.99 m<sup>2</sup>

10.65 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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