



**Ramillies Wistow Road, Selby, YO8 3QS**

Offers Over **£700,000**





## Ramillies

Wistow Road, Selby

- Four 'Double' Bed Detached House
- Private Tree Lined Driveway
- Set in Grounds of Approximately 2 Acres
- Outdoor Heated Swimming Pool
- Mains Gas Central Heating
- Mains Electricity and Water Supply
- Drainage to Septic Tank
- Garages and Outbuildings
- Electric Vehicle Charging Point
- Alarm System and CCTV
- Council Tax Band 'G'
- EPC Rating 'D'





## **A Handsome Home**

Tucked off Wistow Road along a winding hedge-lined driveway, discover a handsome, secluded red-brick home seated within two acres of traditionally English gardens. A home with its own heated swimming pool, games room, bar and more... Welcome to Ramillies: a family home so utterly captivating and welcoming, you'll simply never want to leave. With only four proud owners in its entire history, here comes the chance to experience its warmth, charm and luxury for yourself.

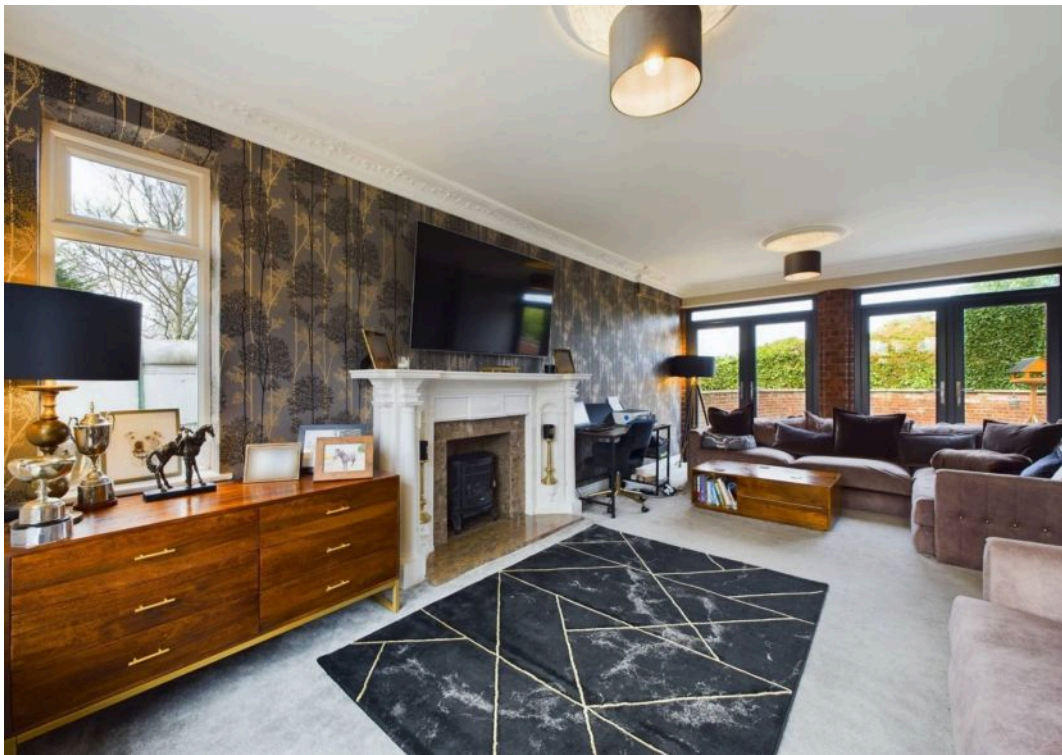
## **Leisurely Living**

Park up, there is space for everyone here, and head for the front door, which opens into a welcoming entrance hall. Clad in thick grey carpet, admire the blend of traditional and contemporary features, including the modern glass staircase ; immediately sense the unique and embracing character of this family home.

Where better to relax and unwind than in the sumptuous sitting room to the left. Pause in the window seat to admire the quintessentially English view of the vast front lawn and its boundless borders of mature flowering shrubbery. In the winter, snuggle up on the sofa, toasty warm courtesy of the fire set upon a marble hearth and within an attractive alabaster white surround. In this spacious sitting room, light flows both ways; through the magnificent bay window to the front and the duet of floor to ceiling French doors to the rear.

Across the hall from the sitting room, open the door to the delectable dining room/family room. Rustic brick encases the chimney breast wherein an atmospheric log-burner could be fitted if desired. To the front, a box bay window overlooks the lush lawns, with an internal window peeping out to the entrance hall. Clad in 'Gentleman's Grey' panelling with featured beams overhead, this is the perfect spot for hunkering down as a family room or for formal family feasts and celebrations. A door also leads through from here into the bar area, and French doors lead on to the sunroom.

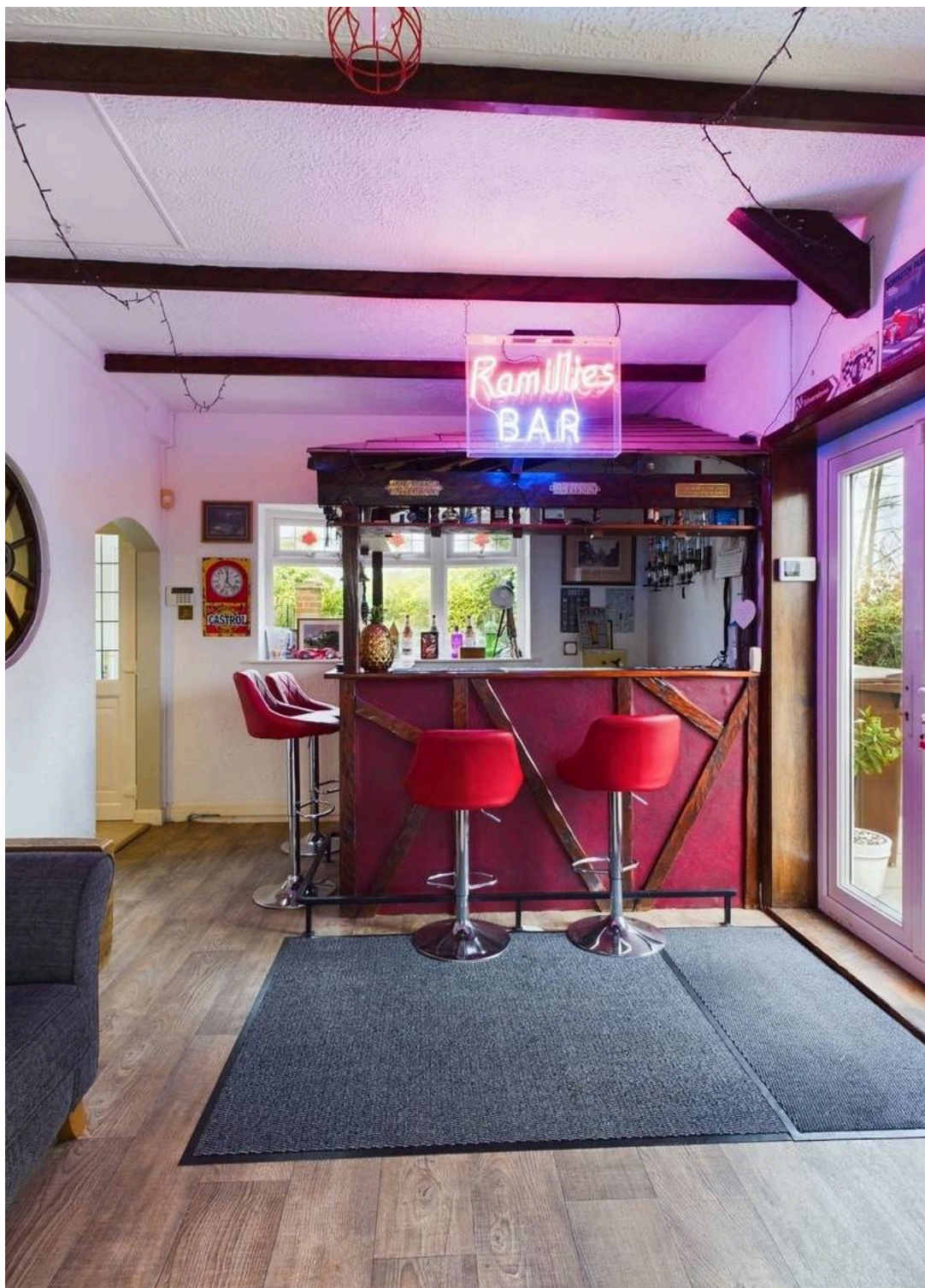










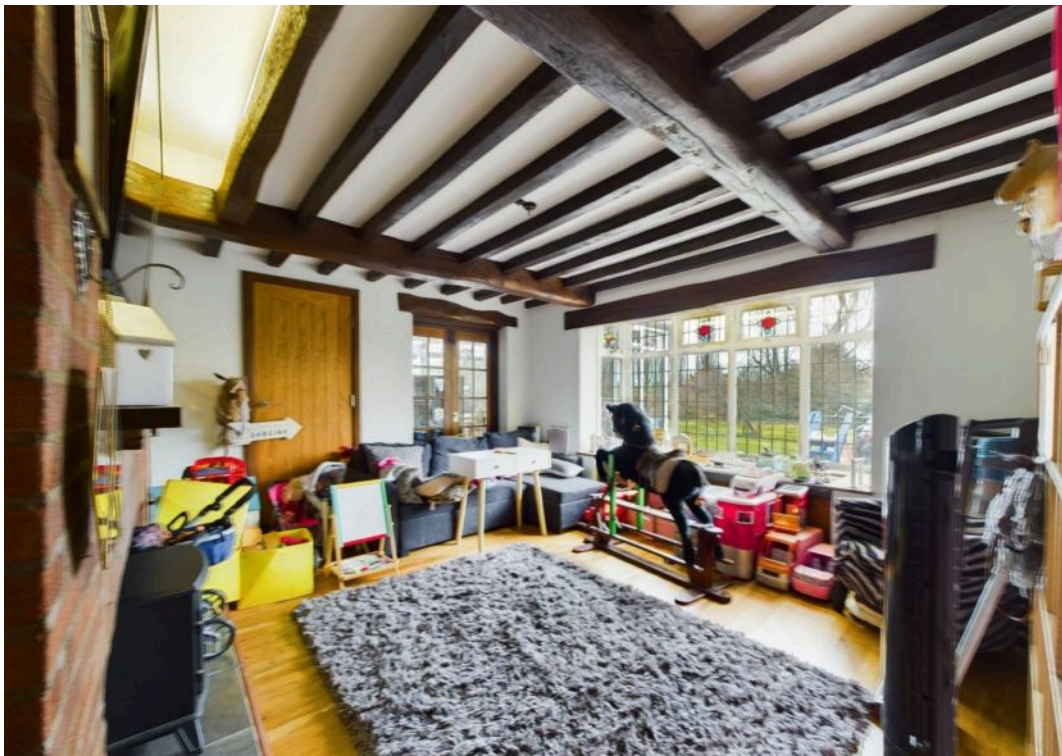


Follow your nose straight ahead from the entrance hall to discover what's cooking in the heart of the home: the chic and stylish kitchen-diner. Plentiful in its storage capacities, cream cupboards and wide, deep drawers span the walls. Granite worktops, housing a sink and induction hob, gleam beneath the inset spotlighting. A range of contemporary appliances includes two Electric ovens plus an unused Steam oven, warming drawer and built-in coffee machine. Slotting in seamlessly amidst the cream units is a tall, American-style fridge-freezer in contrasting black, which harmonises with the black surfaces. Continue on, past the downstairs WC and rear porch, into the fully-stocked and functional family bar. Evocative of a Tudor tavern with its varnished mahogany beams and wood counter tops, why go 'out-out' when you can go out in your own home? Ideal for entertaining family and friends, celebrate all the most important family occasions from the comfort of Ramillies, the bar in which you decide when the bell rings for last orders. Perfect for summer soirees, double doors open out to the garden beyond, ideal for barbecues and free-flowing parties. A set of glazed doors lead through to the cheerfully inviting sun room, whereupon walls of windows frame idyllic views out to the peaceful and private garden beyond.

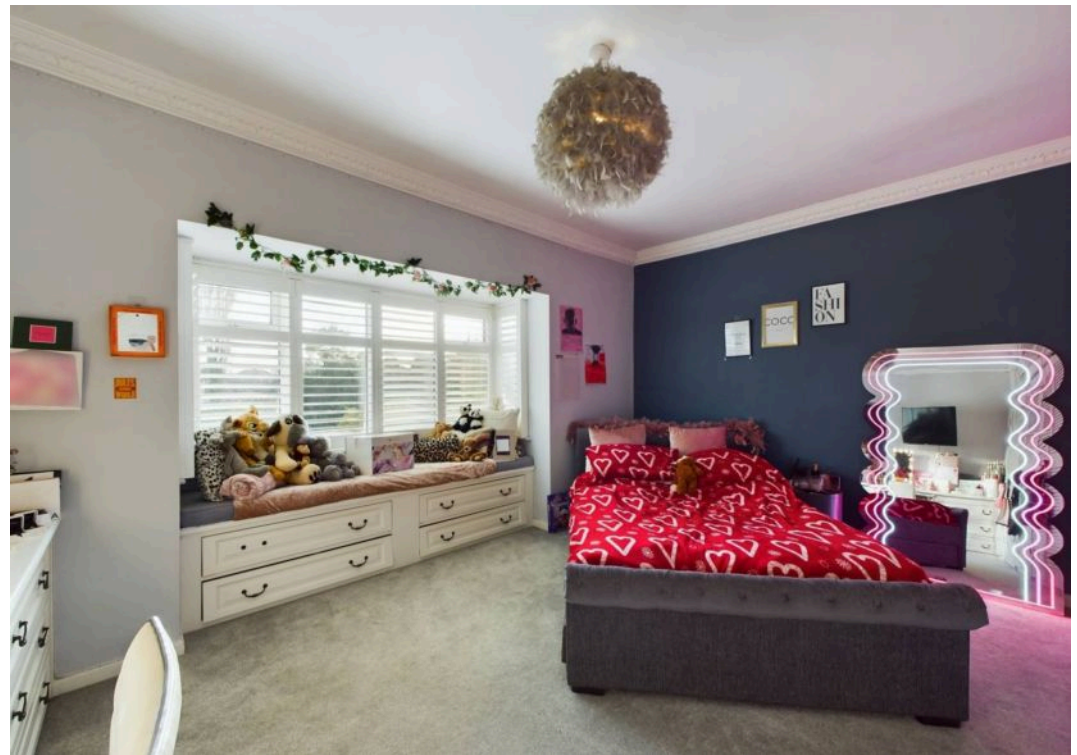
### **Sweet Slumber**

After an evening's entertainment, make your way up the Oak and glass staircase to the den of dreams on the first floor. Thick grey carpet stretches out under foot as you discover storage on the large landing, with doors opening into four comfortable bedrooms. Without hesitation step through the door opposite, and into the principal bedroom. Light suffuses this lavishly sized bedroom, through the bountiful bay window to the front, fitted with immaculate white shutters and proffering views of the verdant lawn. Storage is in abundant supply, with a full-width wardrobe, whilst a doorway leads through to a comprehensive ensuite shower room which also features twin wash basins neatly fitted into a vanity unit brimming with storage cupboards













Bedrooms two, three and four are all double bedrooms, fitted with wardrobes (storage comes as standard at Ramillies) and basks in uninterrupted views, through white shuttered windows over the gardens or open fields. Refresh and relax in the modern family bathroom, centrally located and fitted with 'P' shaped bath with shower over, pedestal wash hand basin and close coupled w.c. Next door you will find a further combined two-in-one wash basin and w.c.

### **Dive into the Outdoors**

Step outside, through the sitting room French doors and out onto the paved patio. Perfect for alfresco dining and barbecues, this space is shielded from the elements courtesy of the surrounding, curving red brick wall. Totally secluded, tall mature trees and perfectly-pruned hedgerows provide a constant sense of privacy in the grounds of Ramillies.

The ultimate family home; children can lose themselves in fun for hours in the gardens, playing ball games on the extensive lawn, scrumping and playing hide and seek in the orchard and, of course, splashing in the pool on hot summer days. Dive in and spend afternoons swimming lengths in the pool, with added dining terrace located by the double garage. The gardens at Ramillies continue to unfurl with two stables and tack room, in addition to so many shrubs and borders, trees and lawns

### **Plans For The Future**

There is currently outstanding planning permission which awaits approval by North Yorkshire Council. The plans propose to enclose the heated swimming pool and create a bar, changing room and gym alongside a double garage. Above this, is a kitchen/dining/family area with three 'double' bedrooms, office, bathroom and ensuite to the principal bedroom.

The current owners have installed a new Gas central heating boiler in 2021, as well as installing an Electric car charger in the double garage. An alarm system and CCTV have been fitted throughout the property grounds.





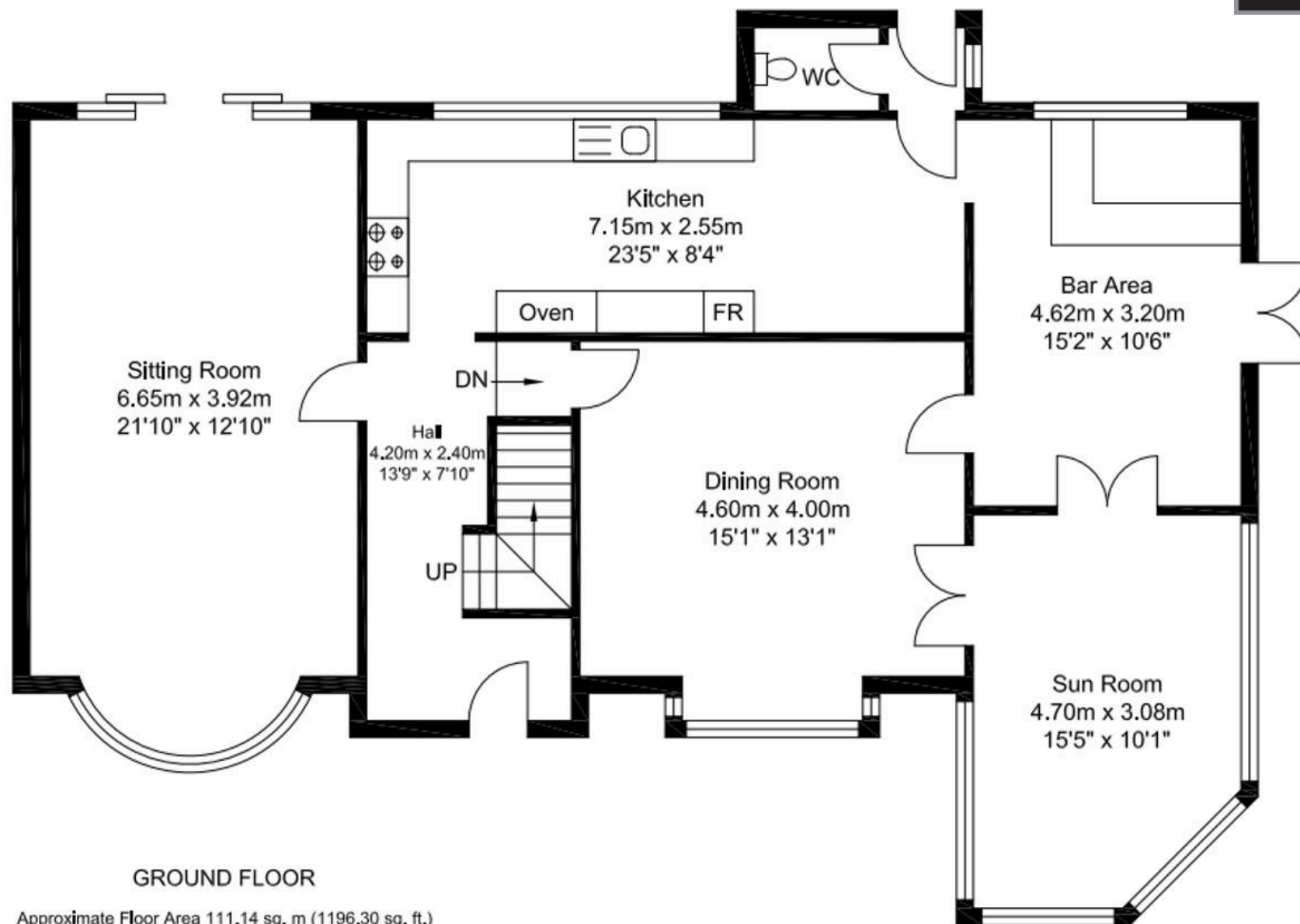


**Out and About.**

Nestled between the quaint rural village of Wistow and the ancient town of Selby, Ramillies is unrivalled in terms of its location; at once so secluded and yet so accessible. Wend your way along the country lanes and explore the locale. Only a 15-minute walk away and less than five-minutes' drive is locally-lauded Italian restaurant Savori, perfect for family evenings out. For shopping and supermarkets, Selby is only a quarter of an hour away and is brimming with bars, restaurants, doctors, schools and pharmacies. Call in at your local pub The Unicorn, only ten-minutes' walk along Wistow Road, unless that is, you prefer the selection on offer at your own bar back home at Ramillies. For a truly secluded, spacious inside and out happy home in which you can watch your family grow, Ramillies offers all this and more. Named after the battle of Ramillies, the only conflict you will have here is tearing yourself away from its hospitable charms. Book your viewing today to avoid missing out on the chance to be the next custodians of this all-encompassing family home.

AGENTS NOTE: The access lane leading up to the property is an unadopted road.



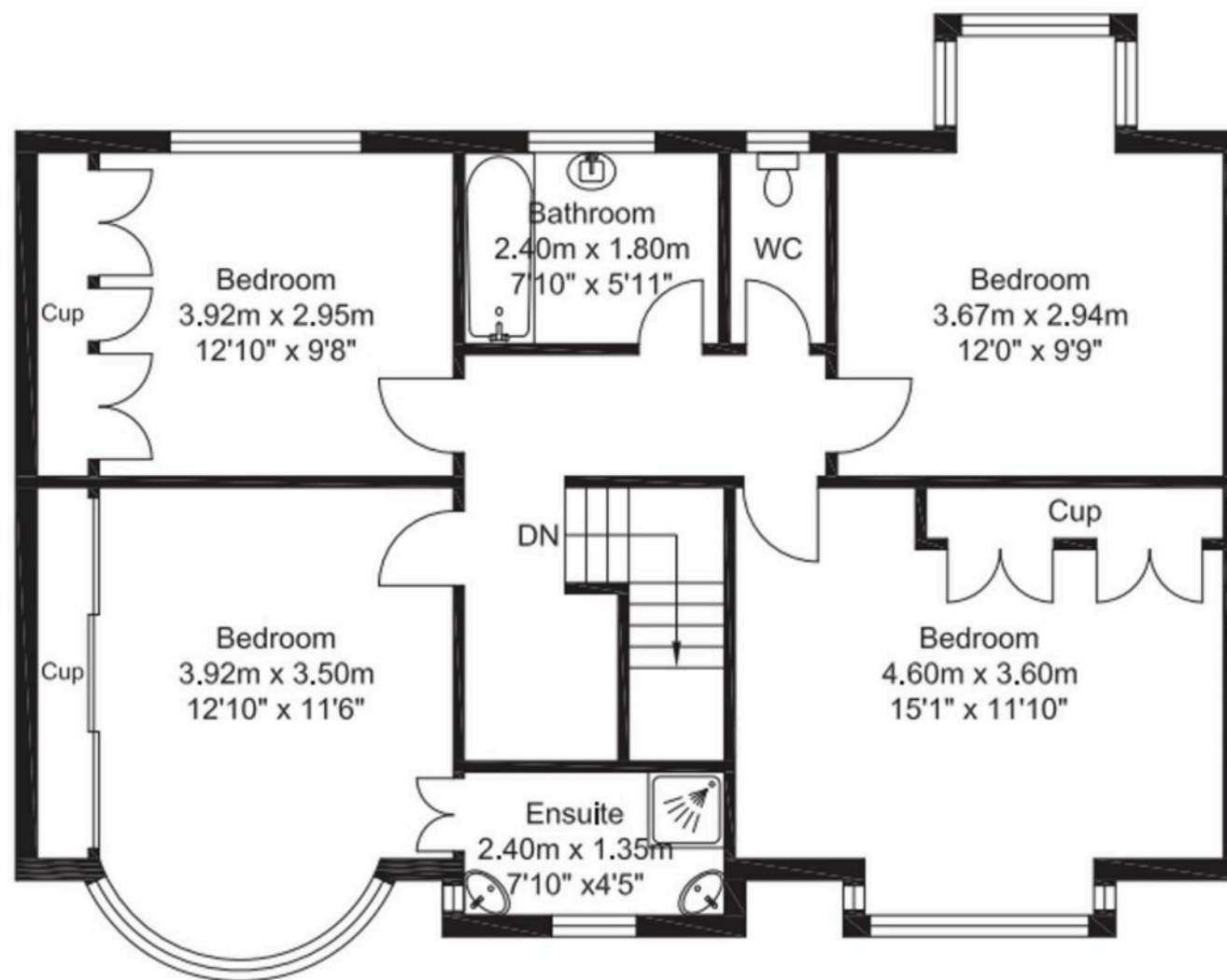


GROUND FLOOR

Approximate Floor Area 111.14 sq. m (1196.30 sq. ft.)

Approximate Floor Area 191.35 sq. m (2059.67 sq. ft.)





# FIRST FLOOR

Approximate Floor Area 80.21 sq. m (863.37 sq. ft.)







**JP Harll**

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