



Smythson House, Broad Lane, Sykehouse, Goole, South Yorkshire, DN14 9AU

## LUXURIOUS 5-BEDROOM HOME WITH OUTSTANDING LEISURE FACILITIES



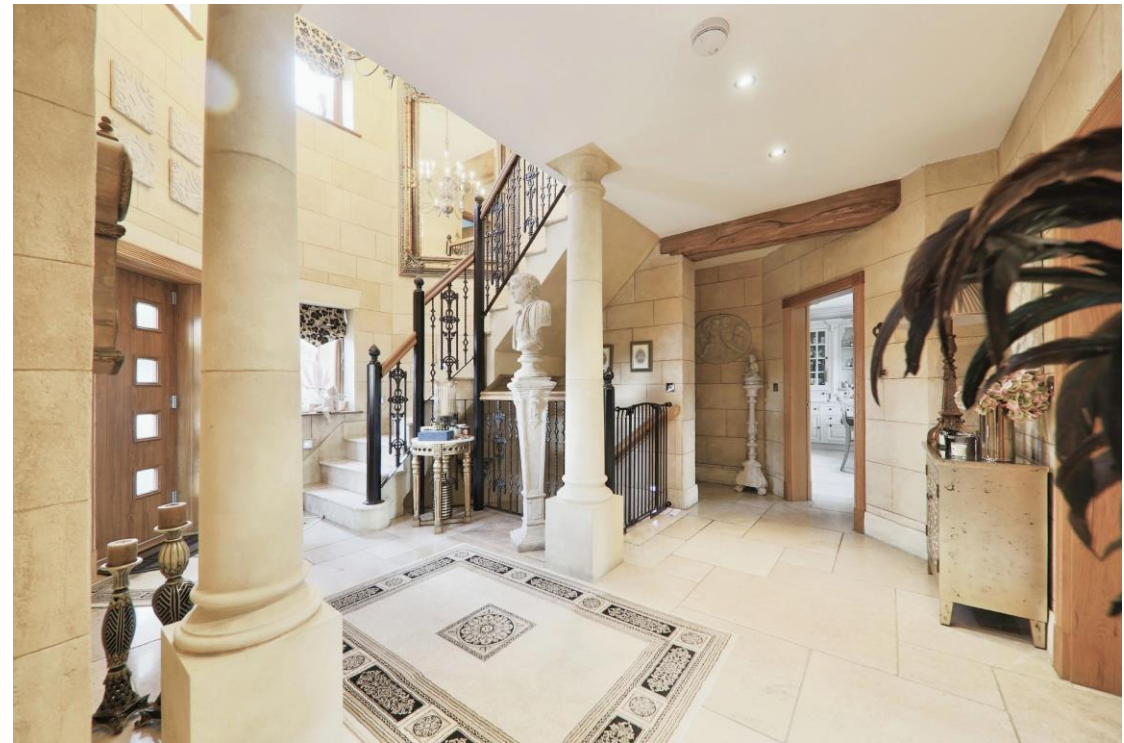
Discover this exquisite, high-specification residence designed by its original builder for personal living. Spanning over 5000 sq ft, this home offers an impressive range of amenities, including a large gym, cinema, sauna, and an outdoor brick-built gazebo. With five bedrooms, five bathrooms, and a stunning master suite, this property promises luxury living at its finest. Located just south of Selby, it provides easy access to York, Doncaster, Pontefract, and Goole.

This remarkable home is a true testament to bespoke craftsmanship and exceptional design, having been meticulously constructed by the builder for his own residence. Spanning over 5000 sq ft, every corner of this property exudes quality and attention to detail.

The leisure facilities are truly outstanding. The large gymnasium is perfect for fitness enthusiasts, while the dedicated cinema room offers an ideal space for movie nights with family and friends. The sauna adds a touch of spa-like luxury to the home, ensuring relaxation is always within reach. The outdoor area continues to impress with a beautifully constructed brick-built gazebo, an ideal spot for entertaining guests or enjoying outdoor dining.

Inside, the home features an expansive open plan dining kitchen designed by Clive Christian, offering a stylish and functional space for cooking and socialising. The living room and sitting room provide ample space for relaxation and entertaining, each finished to a high standard. The property also includes a stunning galleried entrance, complete with a solid marble staircase that makes a striking first impression.

The accommodation comprises five generously sized bedrooms, each offering comfort and privacy. The master bedroom suite is particularly impressive, providing a luxurious retreat with its spacious layout and high-end finishes. Each of the five bathrooms is beautifully appointed, enhancing the home's overall sense of luxury.





Set on a large plot behind secure electric gates, the property offers multiple parking spaces, ensuring convenience for residents and visitors alike. The wide access leads to a rear terrace that spans the full width of the property, providing lovely views over the gardens and the gazebo.

Situated on the outskirts of a quaint village south of Selby, this home combines a peaceful setting with excellent connectivity. The location offers easy access to major towns and cities, including York, Doncaster, Pontefract, and Goole, making it an ideal base for both work and leisure. This property truly offers the perfect blend of luxury, space, and location.

#### Location

The property is located in the village of Sykehouse, home of the renowned Sykehouse Arena, which offers a variety of shows, clinics and hire facilities. There is also a village pub. The nearby towns of Askern and Thorne offer a good range of facilities and amenities including a bank, shops, Post Office etc. Doncaster has a mainline station with services to London Kings Cross (approx. 1hr 40mins).

#### Tenure

The tenure of the property is freehold.



### Council Tax

Council Tax is payable to the Doncaster Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.\*

### Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

### Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

### Viewings

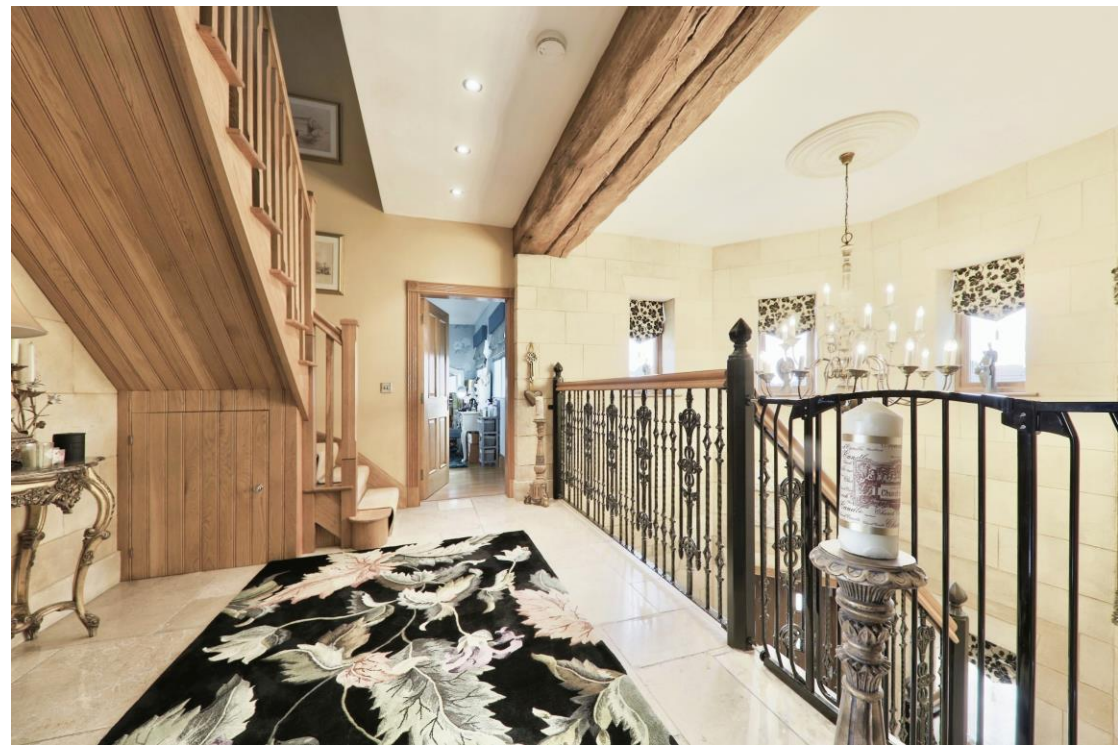
Strictly by appointment with the sole agents.

### Mortgages

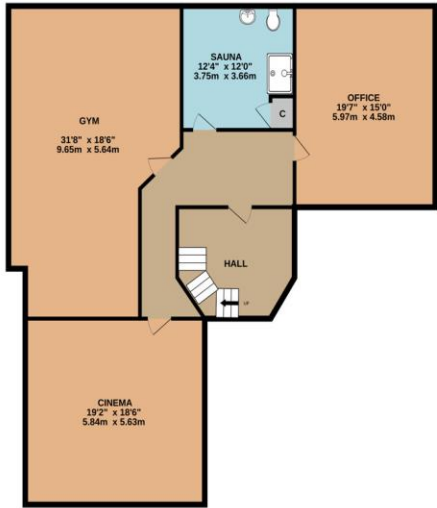
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

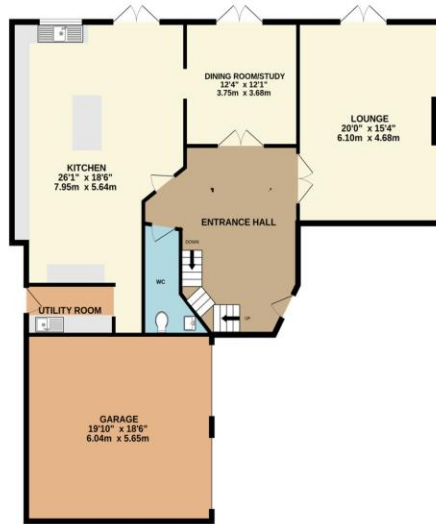




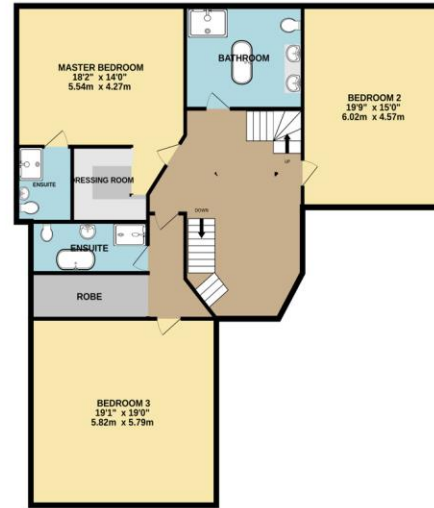
LOWER GROUND  
1591 sq.ft. (147.8 sq.m.) approx.



GROUND FLOOR  
1600 sq.ft. (148.6 sq.m.) approx.



1ST FLOOR  
1604 sq.ft. (149.0 sq.m.) approx.



2ND FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



BROAD LANE, SYKEHOUSE, GOOLE

TOTAL FLOOR AREA : 5378 sq.ft. (499.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

