



VICTORIA
HOUSE



FIND YOUR FOREVER HOME

The beautiful brick-built Victoria House comes into view as you arrive at the gated driveway. Built in 1992 by the owners, care and attention have been put into every detail. The property has three bedrooms and the most magnificent family living space, perfect for entertaining family and friends. There is even lapsed planning permission for a fourth bedroom above the garage, which a new owner could apply to reinstate if you wanted more sleeping space.





COSY LIVING

As the front door opens into an entrance hall, you'll get a sneak peek of the lovely lounge. Light pours in from the large sliding doors leading onto the patio area, allowing an undisturbed view of the gardens. This cosy room has reclaimed wooden flooring and a multi-fuel stove in a stone surround—perfect for a movie night with popcorn and blankets.





WOW FACTOR

Everyone gathers in the large, bright, open-plan kitchen family room. Whether watching TV on the comfortable sofas in front of the living flame gas fire or eating a meal at the dining table, this room is where all the socialising happens. Skylights in the vaulted ceiling provide maximum daylight, the many full-height windows around the room, and French doors that open onto the patio seating area outside, creating a seamless connection with the gardens. This is fantastic for hosting large gatherings with family and friends. Your guests can mingle with ease and even spill out into the garden in the summer.



This is fantastic for hosting large gatherings with family and friends. Your guests can mingle with ease and even spill out into the garden in the summer. Underfloor heating gently warms porcelain floor tiles, and the built-in BOSE surround sound system plays music for every occasion.

“This room has been perfect for entertaining, and we have loved hosting huge family Christmases.”



The sleek kitchen area has a wide array of high-gloss white units topped with black granite. A central island with casual seating is the perfect spot to perch and enjoy an aperitif and a chat whilst cooking dinner. The five-ringed Neff hob with Wok burner and extractor hood, along with the Bosch double ovens, will ensure that everything is cooked to perfection.

A separate utility room has space for a washing machine, tumble dryer, and under-counter fridge and freezer, meaning the kitchen has no wasted storage space.

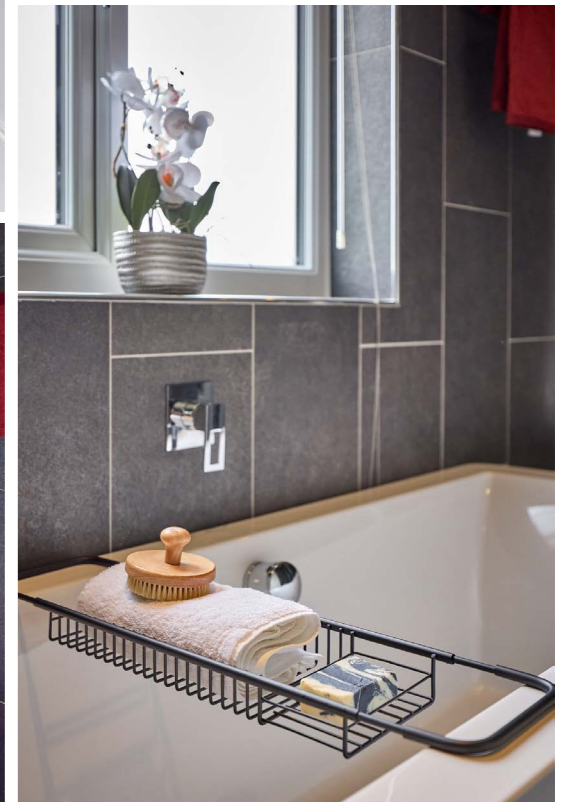


TIME FOR BED

Climb the stairs to the bedrooms, where you will find three lovely rooms, ideal for a good night's rest. Each bedroom has magnificent views across the paddock and the countryside beyond.

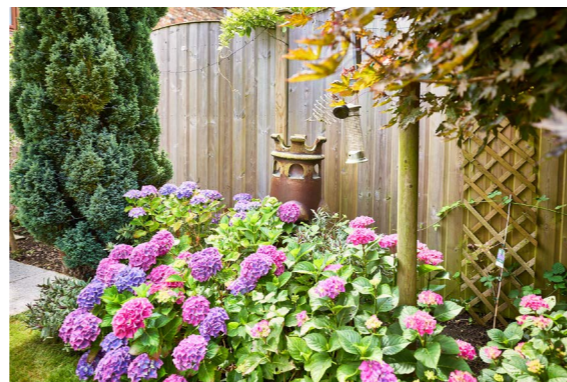
The house bathroom is a showstopper. It is fully tiled with granite and fitted with the highest-quality finish. The freestanding bath takes centre stage, with a wall-mounted tap and internal filler. The basin appears to float freely, and there is a large walk-in shower unit with a drying area. Enjoy long soaks in deeply filled bubble baths after a long day.





GROUNDS TO ENJOY

The gardens are edged with manicured hedges, which surround a perfect lawn and a suntrap granite patio where you can enjoy the warmth throughout the day. This is the ideal spot to enjoy an alfresco lunch or a relaxing drink on an evening as you watch the sunset over the paddock.





Equestrian facilities are rare, and this property has everything you could hope for. A 40x20 foot floodlit manège, four stables with a store, a fully secure tack room with hot water and electricity and a paddock that measures approximately 1.75 acres. There is plenty of parking on the driveway, and the integral garage has water and power. The stables have a separate access road, so deliveries or visitors do not have to come to the house.

“It’s so amazing to have my horses at home and see them in the paddock each time I look out of the windows.”





EXPLORE THE AREA

Rarely can you find such a fantastic property with equestrian facilities and open views nestled into the countryside that is also so accessible. The A1 and M62 are a few short minutes away, and Selby train station offers direct trains to London or York, making this ideal if you need to travel for work. There are shops in the nearby villages for daily essentials, with larger supermarkets only slightly further afield in nearby Knottingley.

If you have children, several primary and secondary school options are within a 4-mile radius of the property.

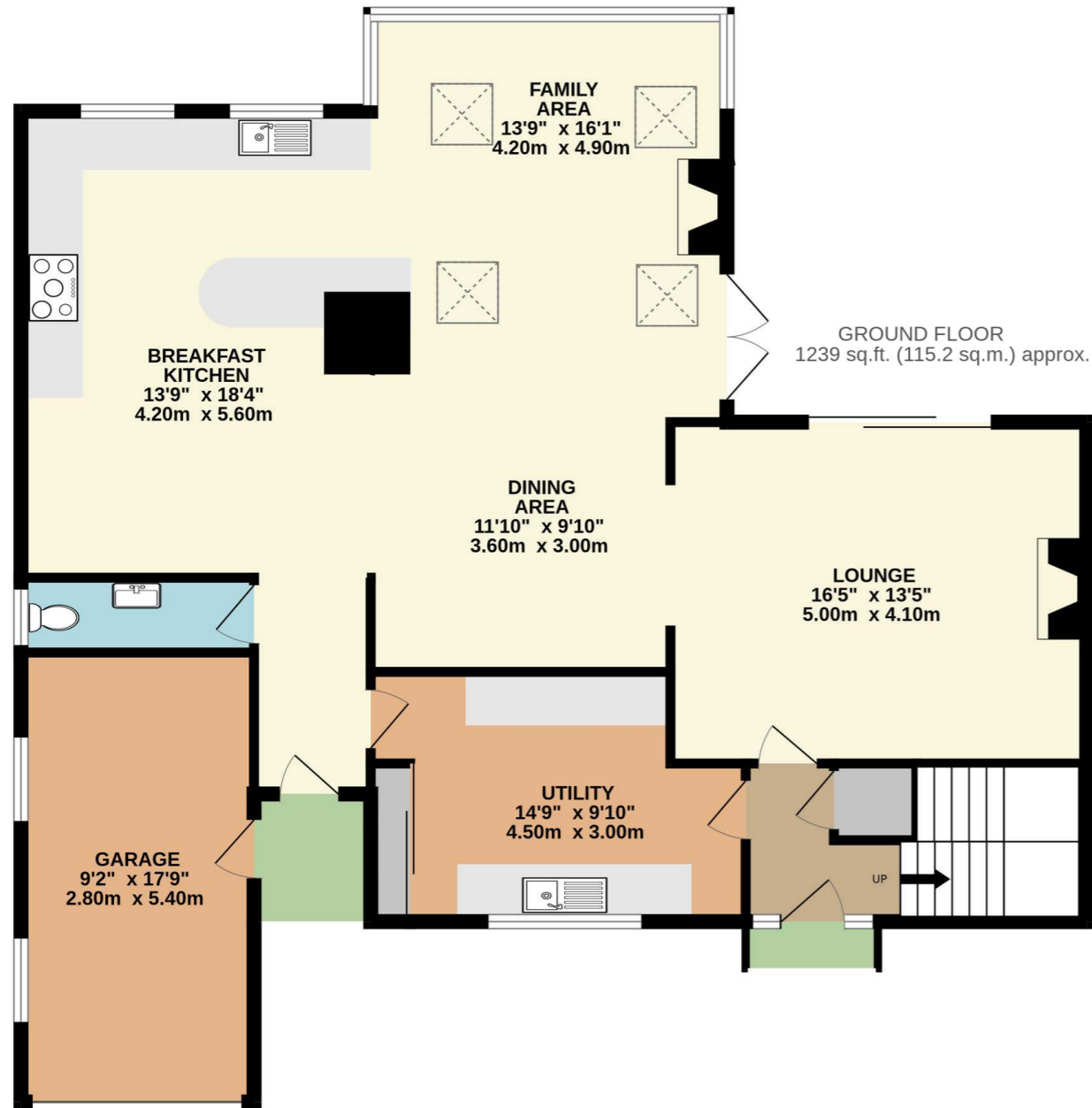
Within walking distance is the locally renowned Birkin Fisheries Tea Room and Ice Cream shed which is perfect for all the family with regular events for the children and is a popular stop off for keen cyclists.



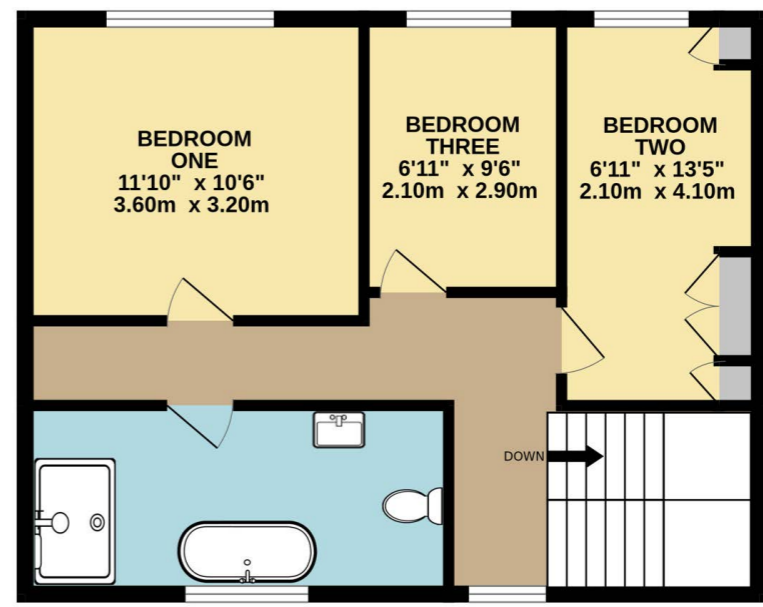
KEY FEATURES

- Impressive Three Bedroom Detached
- Expansive Open Plan Breakfast Kitchen, Family Area and Dining Area
 - Useful Utility Room and Downstairs W/C
- Cosy Lounge with Multi-Fuel Burner and Sliding Doors to Rear Garden
 - Modern Four Piece Family Bathroom
- Gravelled Driveway for Multiple Off-Street Parking and Integral Garage
 - Manicured Rear Garden with Patio for Outside Entertaining
- Adjoining Approx. 1.75 Acre Paddock, Stable Block and Manège
 - Sought After Rural Village Location
 - Lapsed Planning for Further Extension (2006/0340/FUL)
 - Freehold Property and Council Tax Band E





1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1752 sq.ft. (162.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	70
England & Wales	EU Directive 2002/91/EC	



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 WHAT3WORDS: [waking.scribbled.explorer](https://www.what3words.com/waking.scribbled.explorer)

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