



No.10
VineGardens



Find your forever Family Home

Tucked neatly away in the corner of a quiet cul-de-sac, this substantial detached five-bedroom property has all the hallmarks of a forever family home. Embrace village life in the heart of Bubwith, a desirable well connected Yorkshire abode just 12 miles south of York city centre and a short drive from Howden's bustling high street. Inside the spacious accommodation you'll find a variety of reception rooms for entertaining and hosting, finished to a high standard with a contemporary aesthetic. The attractive exterior boasts off-street parking in addition to a double garage and a private enclosed garden waiting at the rear. The private entrance to the property is marked with double gates and a walled boundary fence, opening onto a paved courtyard driveway.





A Bold Entrance

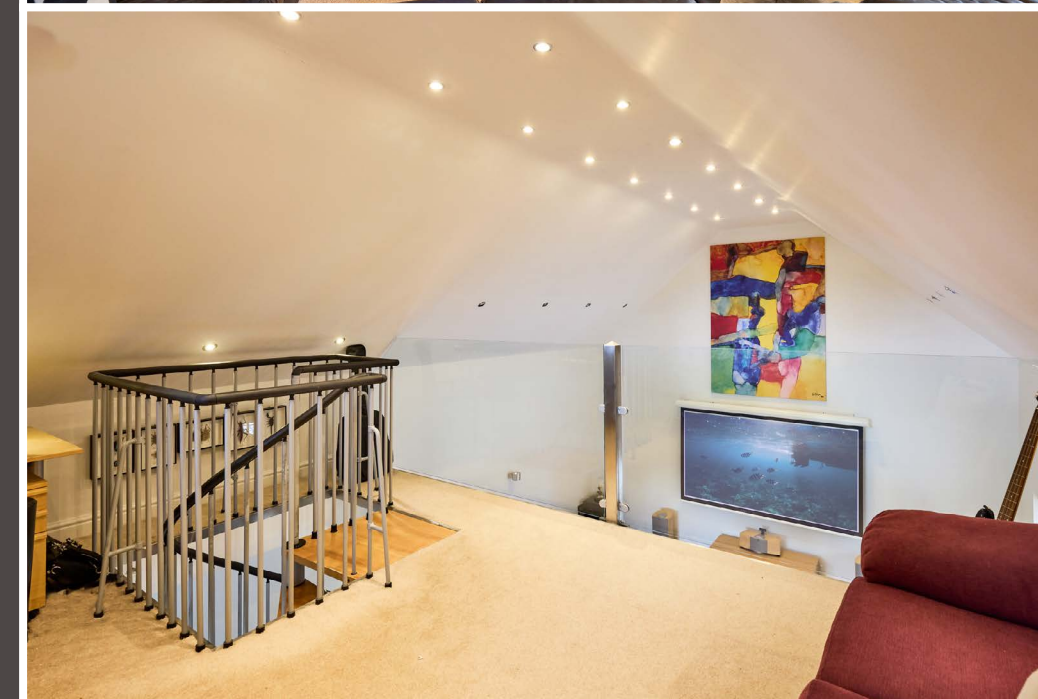
Beyond the front door, an expansive entrance hall greets you with a sense of openness and grandeur – an addition to the original footprint of the house after multiple extension works over the years. The current owners were keen to add storage here keeping the space neat. The wood style flooring runs through to the useful downstairs W/C which is tucked away in the gable end you'll have noticed from outside beside the porch.





Mezzanine Media Room

The first stop on the ground floor tour must be the impressive two-storey cinema room, a secondary extension to the side of the property designed to bring the whole family together. A real treat for media lovers with a 100-inch projector screen and a total of 14 speakers currently fitted for surround sound, and an architectural triumph featuring a vaulted ceiling and mezzanine floor reaching into the apex of the roof. Reached via the spiral staircase, this versatile space is currently set up as the home office. This provides the perfect backdrop for virtual meetings, but it could also double up as a sixth bedroom if required. French doors at the rear lead directly into the garden, making it the perfect party space for guests.



Open-plan Relaxation

The traditional lounge which seamlessly flows through into the underfloor heated conservatory is a stunning secondary reception room all-year round. Featuring a large brick Inglenook fireplace and wooden beams overhead to add warmth and character to the large open space, you'll spend endless evenings relaxing in here. The dual-aspect windows and second set of French doors from the conservatory ensure that the room is flooded with light throughout the day, but as dusk falls the remote-controlled lighting system allows you to set the perfect ambience.





Contemporary finishes

The final space on the ground floor with access from the lounge and hallway is the modern dining kitchen, where underfloor heating continues beneath the slate tiles. There's ample space for a large dining table ahead of the third set of French doors offering delightful views out to the garden. Like the rest of the home, the kitchen aesthetic comprises minimalistic and modern decor with a rustic twist and high-quality finishes. Cream units combined with granite worktops house the integrated appliances including Neff induction hob, two Neff ovens, Fisher & Paykel fridge-freezer plus a family-sized dual drawer dishwasher. A separate utility room, again with underfloor heating, has space for housing the laundry appliances is accessed by an internal door off the kitchen – leading through at either side to a large pantry and the integral double garage which is fitted with an 11kW electric car charging point.



Glick slate Bathroom

Ascend to the first floor via the central stairs from the hallway to discover five bedrooms along with the family bathroom leading off from the spacious landing. A sleek, modern bathroom design is brought to life with luxurious charcoal grey slate tiles, their natural texture adding depth and character. The generously sized bathtub is framed by the rich slate surround, paired with a striking full-width mirror above that amplifies light and space. Adjacent to it, the separate glass-fronted shower enclosure offers a refreshing alternative. The crisp white sanitaryware, including a stylish W/C and a square-edged modern wash basin, offers a fresh contrast against the darker tones, while polished chrome taps and accessories add a touch of refinement. A wall-mounted black storage cabinet and neatly positioned towel rail complete the design, marrying practicality with style.





*Characterful
beams*



At the opposite end of the landing lies the impressive dual-aspect master suite, a serene retreat bathed in natural light, with one window perfectly framed within the gentle slopes of the eaves. The space exudes both charm and sophistication, with an exposed beam adding a rustic yet refined character to the room. Generously proportioned, the suite offers ample space for freestanding furniture, effortlessly accommodating a large bed alongside elegant dressers and bedside tables. The ensuite shower room is fitted with the same hi-spec details as the family bathroom, including stylish Acova radiators and demisting mirrors for convenience and style.





Well Proportioned Bedrooms

Three additional double bedrooms – neutrally decorated with soft carpet underfoot – are waiting for their next guests to add their individual stamp. The fifth bedroom has been converted into a large dressing room with built-in wardrobe rails and shelves for storage of even the most impressive shoe collection. However, this could easily be transformed back to either a children's bedroom or a handy study.



Manicured lawns

The rear garden has been immaculately maintained and manicured to form a tranquil and private retreat. As you've seen from the inside, a large Indian stone patio spans the width of the house with direct access from all the ground floor reception rooms, so in summer the doors can be flung open to enjoy the space freely. The tree and fence-lined boundary is securely enclosed – a safe haven offering peace of mind for children and pets to play.

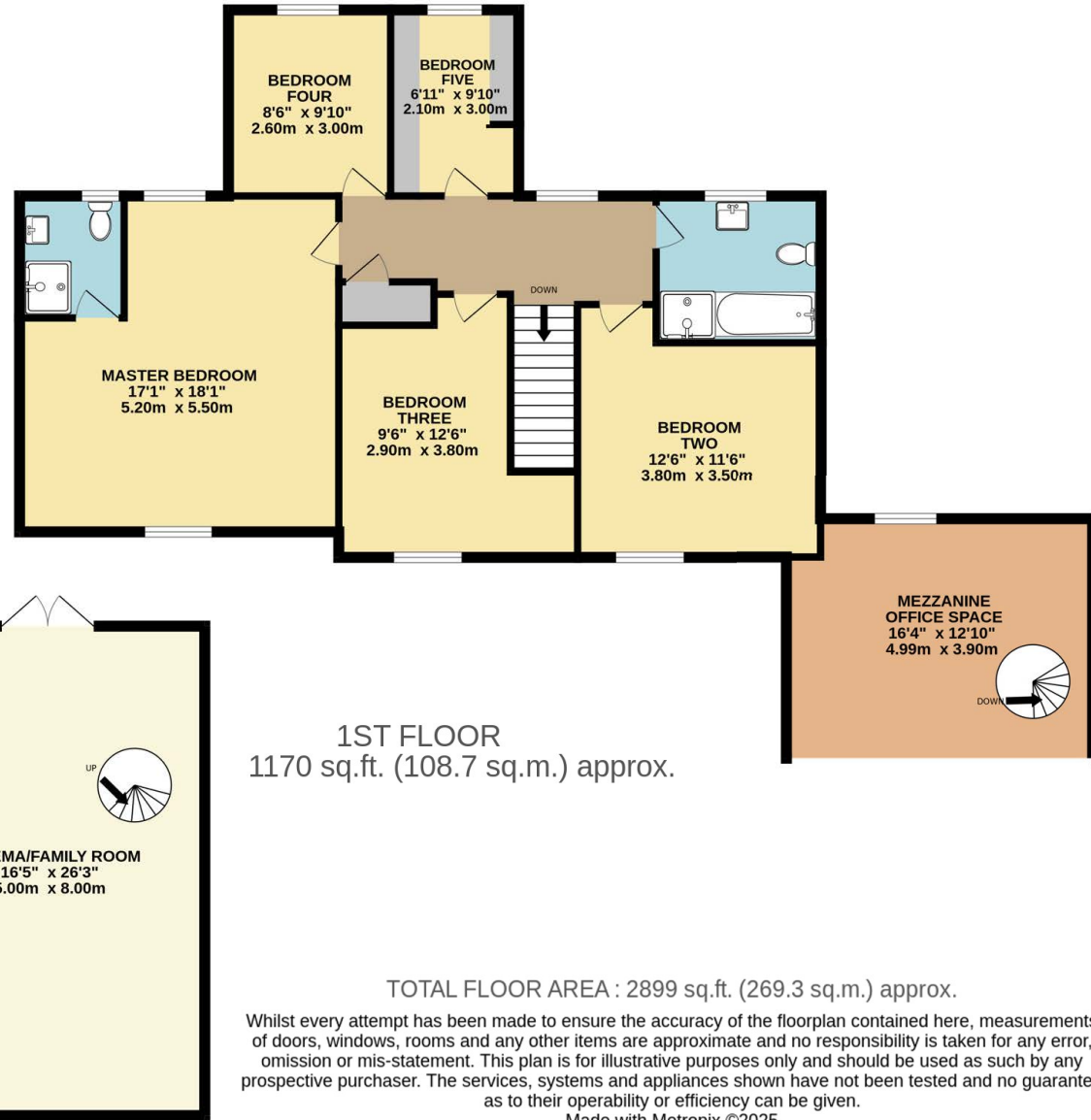
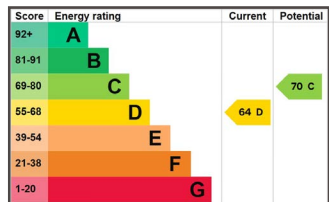
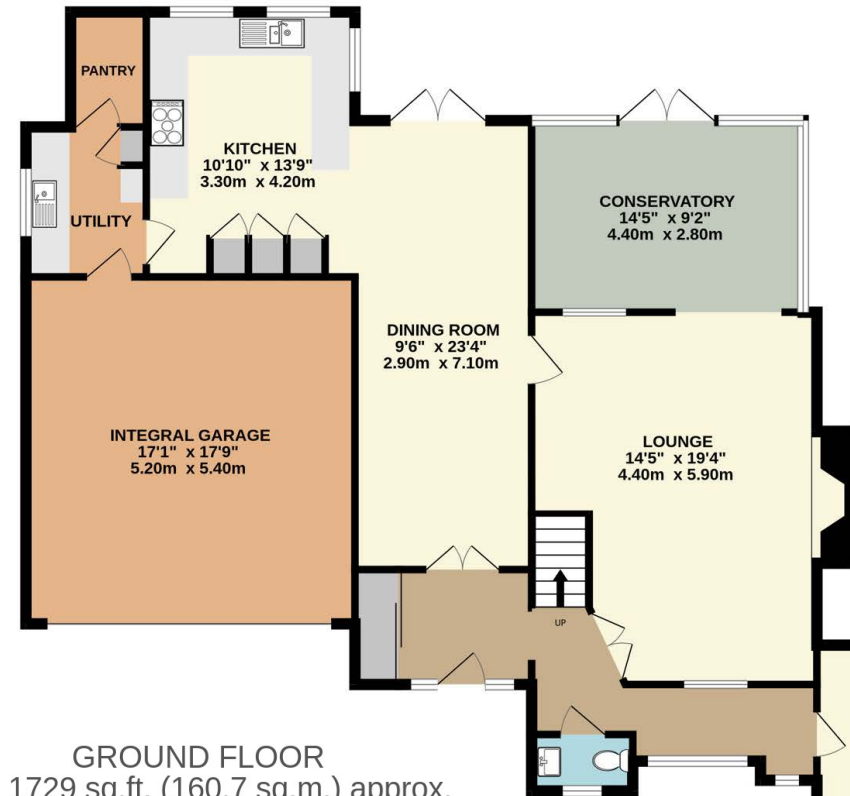


Area to Explore

You'll find it easy to settle in Bubwith – a highly regarded village in the East Riding of Yorkshire and just a short journey from the historic and prestigious city of York. Originally a Viking river settlement and steeped in history with a mention in the Domesday Book of 1086, today you'll find quaint architecture around the village, surrounded by rural countryside landscapes. In the village itself, there's a handy Morrison's Local almost on your doorstep as well as a local pub, an Indian takeaway, hair salon, doctor's surgery and a bustling café called The Jug & Bottle. The nearby Minster town of Howden offers further amenities including a weekly market. Big attractions to the village for families are the Bubwith Community primary School and the leisure centre. Bubwith is also perfectly placed for commuters, with excellent road links to York, Selby, and Howden, and onward connections to the M62 and wider motorway network. Rail services from nearby Howden and Selby provide swift access to Leeds, Hull, and London, making it an ideal base for both work and leisure travel.

A large, two-story brick house with a prominent chimney, featuring a large glass conservatory on the ground floor. The house is set in a garden with a paved patio area. In the foreground, there is a large white garden umbrella over a dining table and chairs, decorated with string lights. The sky is a mix of orange, pink, and purple, indicating sunset or sunrise. The interior of the house and conservatory is warmly lit, showing some furniture and plants.

"The best bit about living here is the complete privacy we have – no one is overlooking us and it's so peaceful."



TOTAL FLOOR AREA : 2899 sq.ft. (269.3 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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- ## Key Features
- Substantial Five Bedroom Detached Family Home
 - Versatile Living Space Throughout
 - Two-Storey Cinema/Family Room with Mezzanine Office Space
 - Traditional Lounge with Inglenook Fireplace
 - Underfloor Heated Conservatory for All Year Round Use
 - Contemporary Dining Kitchen with Granite Worktops, Integrated Neff Appliances and Separate Utility Room
 - Dual-Aspect Master Bedroom with Exposed Character Beam and Stylish En-Suite Shower Room
 - Luxurious Family Bathroom Complete with Four Piece Suite
 - Immaculately Maintained and Secure Rear Garden with Indian Stone Patio Areas
 - Private Gated Driveway and Double Garage with 11kW Electric Car Charger Provides Ample Vehicle Parking
 - Freehold Property and Council Tax Band F

No.10 Vine Gardens

10 VINE GARDENS, BUBWITH, EAST RIDING OF YORKSHIRE, YO8 6LP



WHAT3WORDS: songbird.powerful.headings

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