



Wheelgate House, Reedness, DN14 8ER



Offers Over £575,000

**HUNTERS**  
EXCLUSIVE



# Goole

## DESCRIPTION

Set within approximately three acres, Hunters Selby are delighted to offer this beautifully well presented detached bedroom home with a separate contained annexe nestled in the charming village of Reedness. This beautifully presented house offers a perfect blend of comfort and countryside living. Set within approximately three acres, the property boasts ample outdoor space, ideal for those who appreciate nature and the tranquillity of rural life.

The property benefits from an oil central heating system, solar panels and features a living room with log burning stove, sitting room, modern fitted kitchen with dining room that has another log burning stove, downstairs cloakroom/w.c, and utility room. There is two further bedrooms, kitchen and bathroom is can be used as a self contained annexe. To the first floor there is three further double bedrooms and a family bathroom. Bedroom one has ensuite bathroom along with a balcony over looking the open countryside views. Bedroom two also had an ensuite bathroom.

In addition to the main house, the grounds include several outbuildings, which present a wealth of opportunities. A spacious barn offers potential for various uses and could run a business from along with a further storage unit. The presence of a chicken coop adds a delightful touch for those interested in keeping chickens, allowing for a sustainable lifestyle right at home. The presence of an annexe further enhances the appeal, providing additional living space that could serve as a guest suite, home office, or independent living area for extended family.

This delightful home has so many opportunities on offer with its stunning surroundings and outbuildings which have various uses. This property is a rare find in the market. Don't miss the opportunity to make this beautiful idyllic house your new home. Viewing comes highly recommended to appreciate the opportunities this property has on offer. Call Hunters Selby seven days a week to book a viewing.

Material Information - Selby  
Tenure Type; Freehold  
Council Tax Banding; E  
EPC Rating : C







## Wheelgate House, Reedness, Goole, DN14

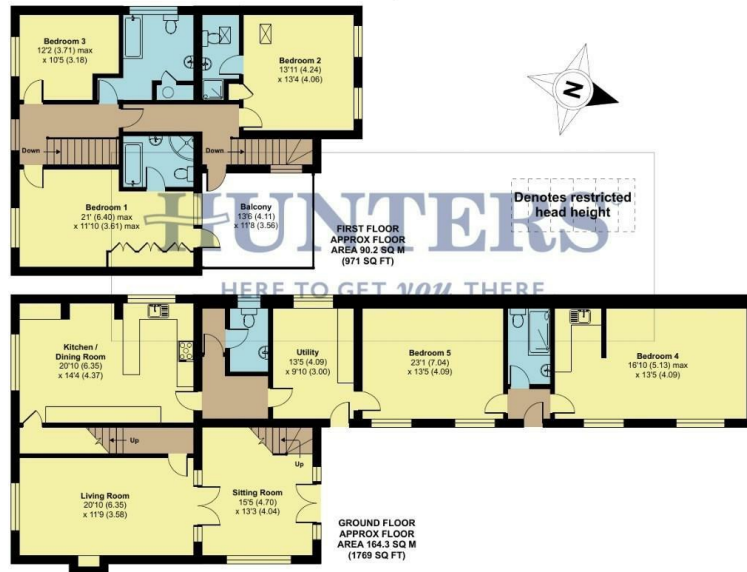
Approximate Area = 2740 sq ft / 254.5 sq m (includes garage)

Limited Use Area(s) = 260 sq ft / 24.2 sq m

Outbuildings = 4450 sq ft / 413.4 sq m

Total = 7450 sq ft / 692.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hunters Property Group. REF: 1236163



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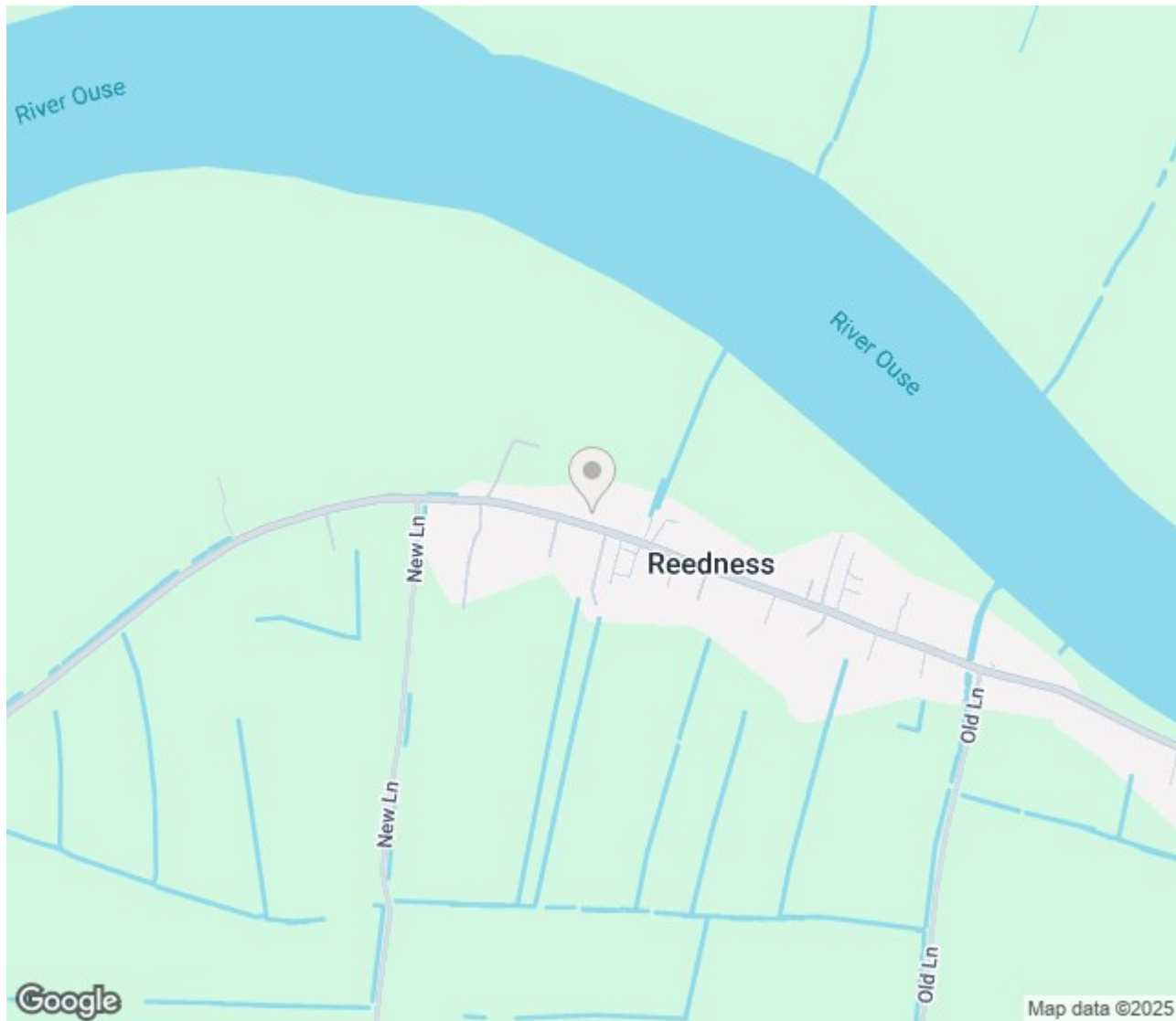


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# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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