



Bluebell Cottage, Clay Lane, Brighton, YO8 6DH

Guide Price £700,000



HUNTERS[®]
EXCLUSIVE

Bluebell Cottage, Clay Lane, Brighton, Selby, YO8 6DH

DESCRIPTION

Situated within the popular village of Brighton, this unique detached house offers a splendid opportunity for those seeking a peaceful rural lifestyle. Set within approximately one acre of land, the property boasts open aspect views that enhance its charm and appeal.

The residence features four spacious double bedrooms, providing ample accommodation for families or those wishing to have extra space for guests. The layout includes a welcoming entrance hall, lounge downstairs cloakroom/w.c, utility room and kitchen/breakfast room, perfect for entertaining or relaxing with loved ones. Additionally, there are two well-appointed bathrooms, ensuring convenience for all the family.

The surrounding area is characterised by its serene countryside, this home offers a peaceful retreat while still being within easy reach of local amenities and transport links. The surrounding area is rich in natural beauty, making it an ideal spot for those who enjoy outdoor pursuits.

This exceptional property is a rare find, combining traditional charm with modern comforts. Whether you are looking for a family home or a serene escape, Bluebell Cottage is a must-see. Don't miss the opportunity to make this unique residence your own. Call Hunters Selby seven days a week to book a viewing.

With its generous land, double garage with store, ample parking and unique features, this house presents a rare opportunity to own a slice of rural paradise. This exceptional property is a rare find, combining traditional charm with modern comforts. Whether you are looking for a family home or a serene escape, Bluebell Cottage is a must-see. Don't miss the opportunity to make this unique residence your own. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Brighton is a rural village approximately 1.5 miles from the larger village of Bubwith. Transport links: approx. 7 miles north of Howden approx. 5 miles from Howden Station - direct trains to Leeds, Hull and London. 9 miles from M62 with direct links to West Yorkshire and East to Hull, also via M18 to Doncaster and M1 and A1 South. approx. 7 miles east of Selby. approx. 14 miles south east of York. approx. 15 minutes drive to Designer Outlet at A19/A64 junction. approx. 25 minutes drive to Monks Cross on east side of York. Daily bus service from Bubwith to York (route 18/18A). There is a local primary school in the nearby village of Bubwith, feeds onto Pocklington Woldgate, Howden and Barlby. Doctors surgery (sub of Holme of Spalding Moor), church, village shop (Morrisons local) and Post Office, Indian takeaway, Jug and Bottle - award winning off-licence and delicatessen, butchers, hairdressers, pub, tennis club, sports facilities, garage, Oaks Golf Club and Spa,

DIRECTIONS

From York take the A19 towards Selby and Doncaster. Take the left turn onto the A163 in the direction of Market Weighton. Proceed through the village of North Duffield and into the village of Bubwith. Turn right at the sign to Brighton. Continue along for approx. 1.5 miles, bear left along Clay Lane within the village and the property can be identified by our Hunters Exclusive For Sale Board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; F

EPC Rating : D







Brighton, Selby, YO8

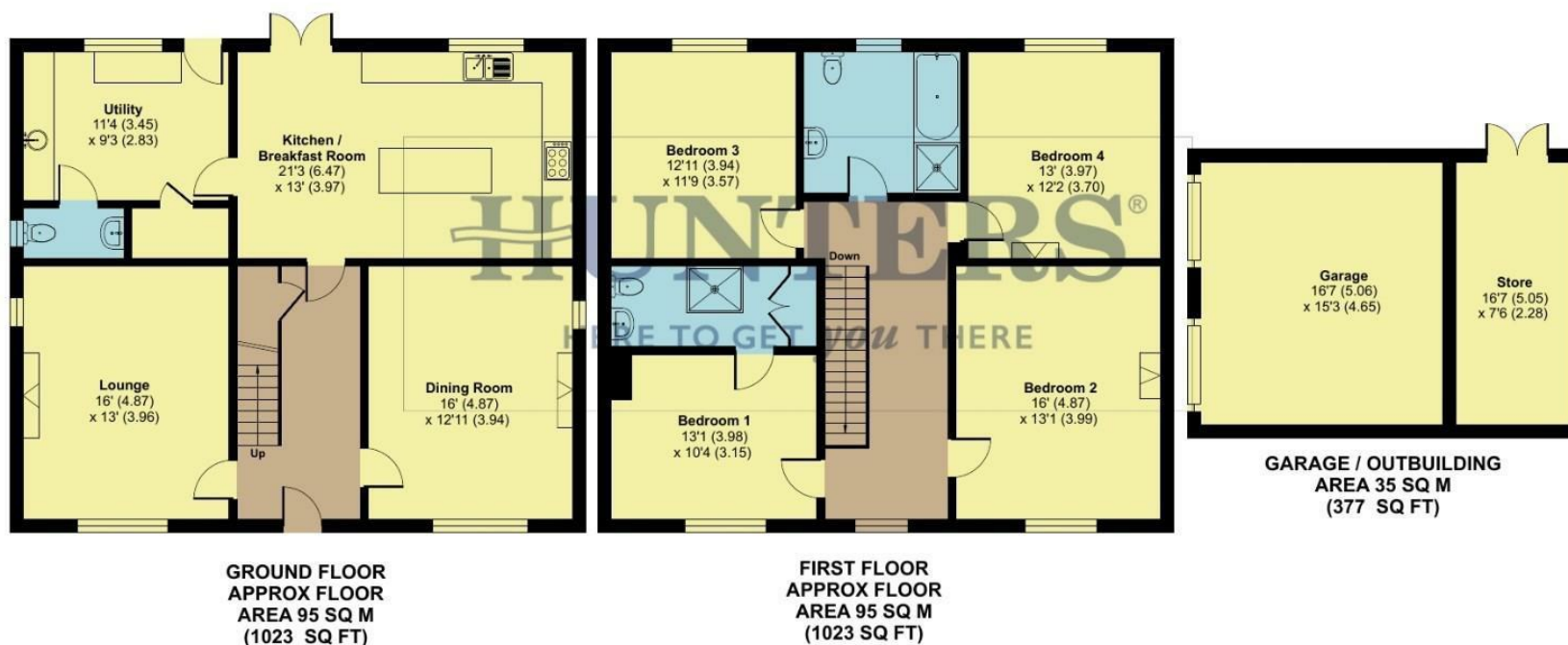
Approximate Area = 2046 sq ft / 190 sq m

Garage = 253 sq ft / 23.5 sq m

Outbuilding = 124 sq ft / 11.5 sq m

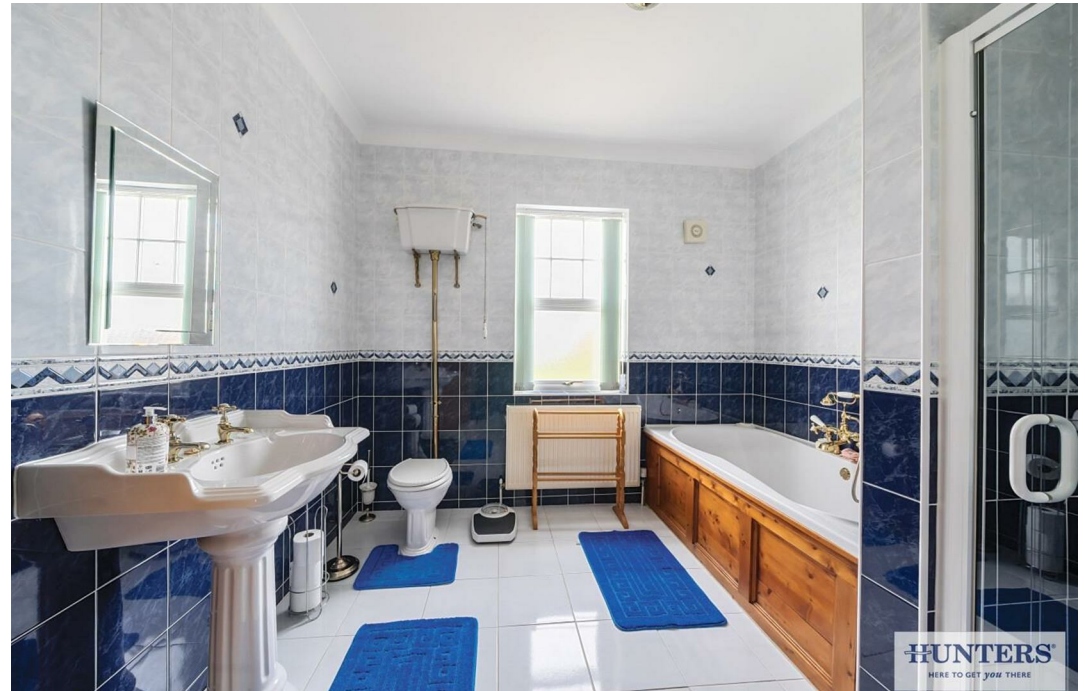
Total = 2423 sq ft / 225 sq m

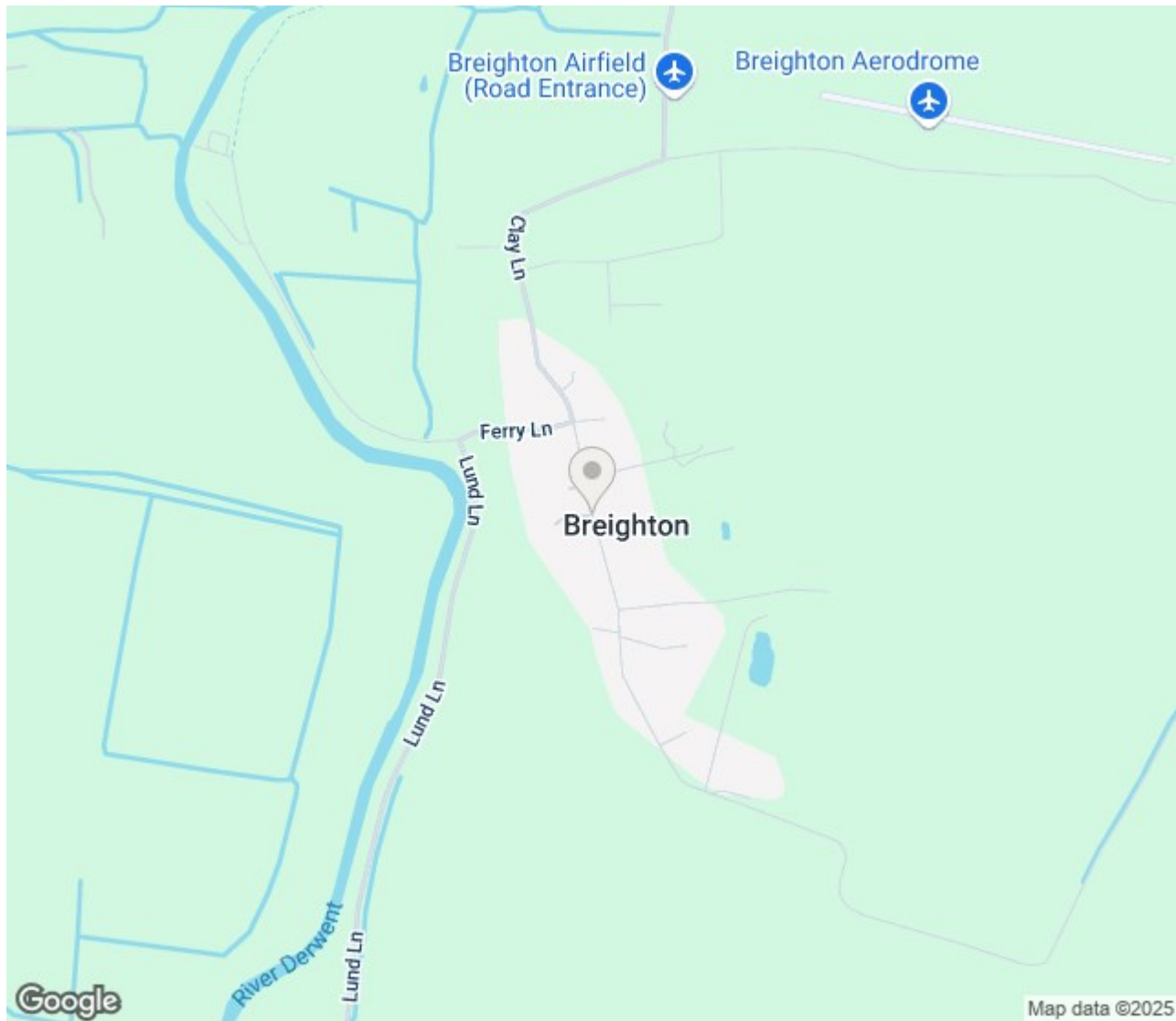
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Hunters Property Group. REF: 1275726







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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