



The Bramblings, Barff Farm, Thorpe
Willoughby, Selby, YO8 9NJ



Asking Price £495,000

HUNTERS
EXCLUSIVE

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DESCRIPTION

Nestled opposite the enchanting ancient woodland of Brayton Barff and set within beautifully landscaped grounds, The Bramblings is a truly exceptional home. One of a select few established barn conversions in a charming country courtyard, this unique residence believed to have been converted around 2011, has been thoughtfully enhanced by its current owners to offer a harmonious blend of rustic charm and contemporary elegance.

Step through the impressive barn-style front door into a welcoming country kitchen, where travertine stone flooring, vaulted ceilings, and exposed wooden beams evoke timeless warmth. Oak cabinetry, quartz worktops, a Belfast sink, and a central island create a space that's both functional and stylish, with integrated appliances offering every modern convenience.

At the heart of the home lies a stunning sitting room, large yet cosy with vaulted ceilings, original brickwork, exposed beams, and an inglenook fireplace housing a multi-fuel stove. Newly installed French doors open onto the large rear garden, flooding the space with natural light and framing tranquil views of the garden.

A central hallway with oak flooring and a feature beam leads to three generously sized bedrooms. The principal suite boasts exposed beams, bespoke wardrobes, a private en-suite, and a mezzanine office with direct access to a walk-in loft. Two further double bedrooms are served by a stylish family bathroom featuring a separate bath and shower.

Outside, the landscaped gardens are a private haven complete with mature planting, expansive lawns, and multiple seating areas perfect for entertaining or quiet reflection. A substantial cedar-clad garden room, currently used as a floral studio, offers versatile space ideal for guests, hobbies, or additional living.

Additional features include: a rear private gravel driveway, a separate garage with electric roller door and lighting, log stores and wooden shed.

This is a rare opportunity to own a slice of Yorkshire heritage in a truly magical setting. Early viewing is highly recommended.

LOCATION

Location - Thorpe Willoughby is a popular village which lies to the west of Selby. The village hosts a range of amenities including a primary school, public house, village shop, doctors' surgery and easy access to road networks and commuter routes, including A19, M62, A1, M1 and A63. York approximately thirteen miles, approximately fifteen miles east of Leeds and Selby approximately two miles.

DIRECTIONS

Directions - From Selby, take the A19 in the direction of Doncaster. Upon entering Brayton at the traffic lights take the right turn onto Barff Lane and continue past Brayton Barff where the property can be identified.

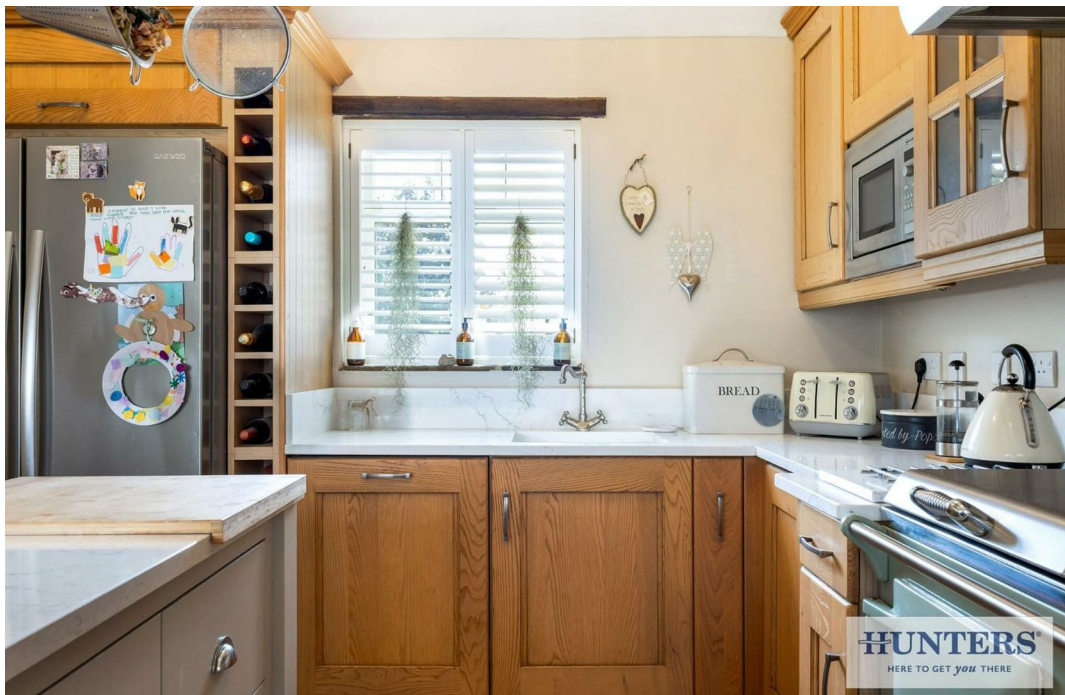
Material Information - Selby

Material Information - Selby - Tenure Type; Freehold

Council Tax Banding; D

EPC Rating : D

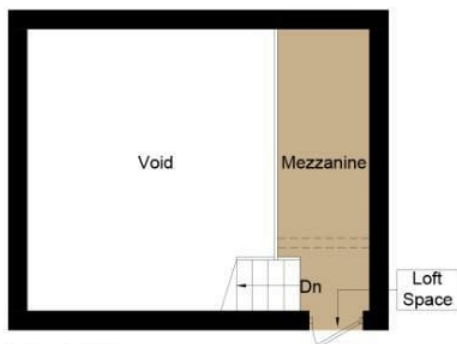




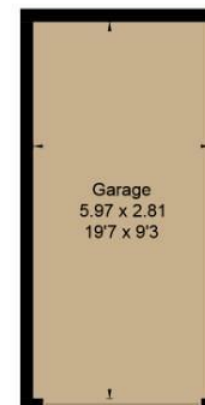
Approximate Floor Area = 108.9 sq m / 1172 sq ft (Including Mezzanine / Excluding Void)

Outbuildings = 37.0 sq m / 398 sq ft

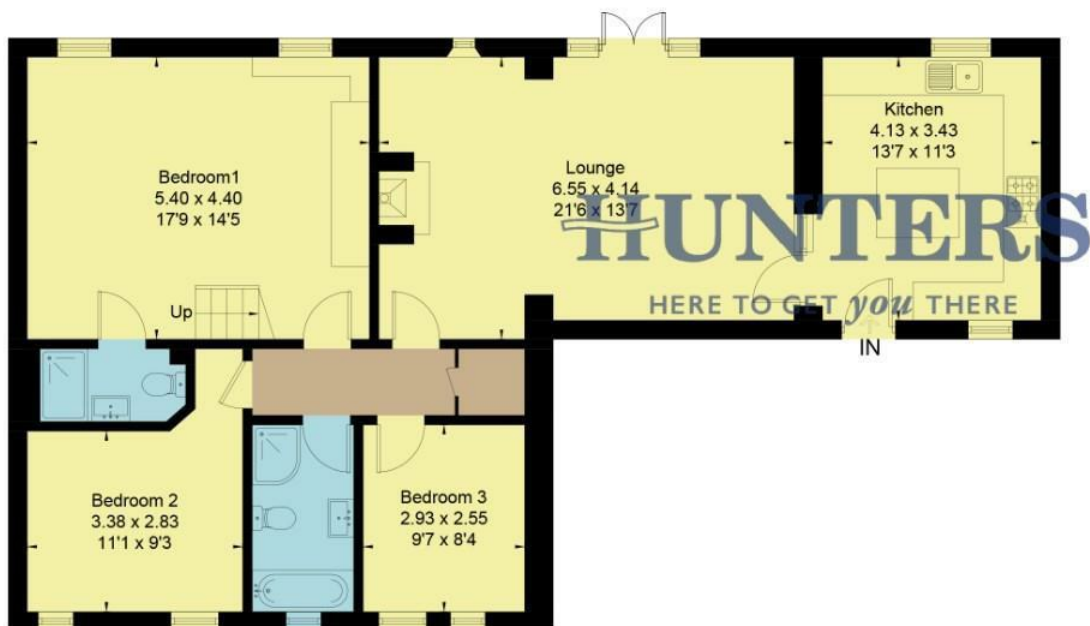
Total = 145.9 sq m / 1570 sq ft



First Floor



(Not Shown In Actual
Location / Orientation)



Ground Floor



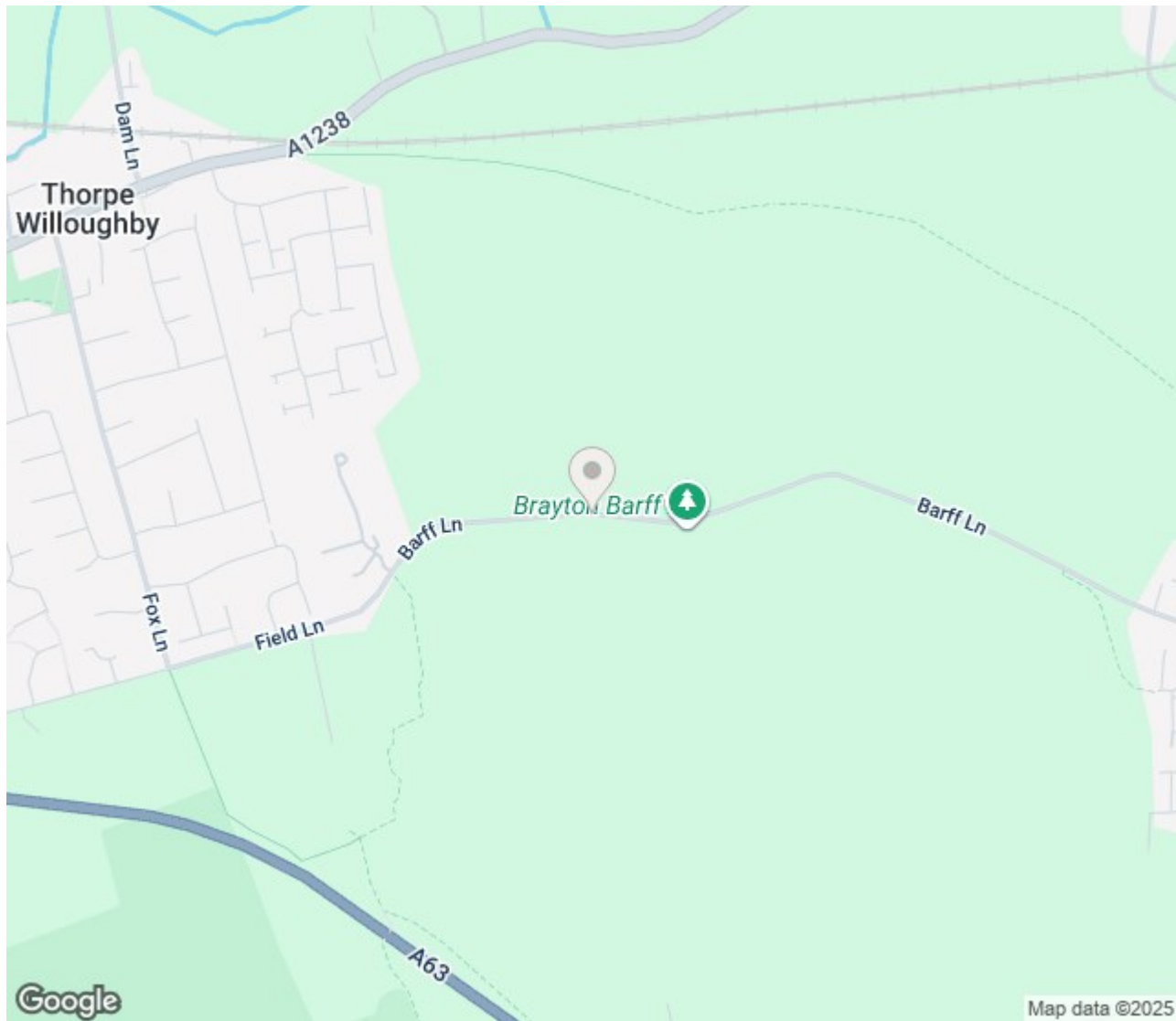
(Not Shown In Actual
Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96176





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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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