



Redwing Barn Barff Farm, Thorpe Willoughby, Selby, YO8 9NJ

HUNTERS[®]
EXCLUSIVE

Redwing Barn Barff Farm, Thorpe Willoughby, Selby, YO8 9NJ

Offers In The Region Of £575,000

DESCRIPTION

Redwing Barn is a beautifully presented characterful property situated within the popular village of Thorpe Willoughby with generous sized rooms. This charming individual home briefly comprises a spacious entrance hall, downstairs cloakroom/w.c, open plan kitchen/dining room with central island and lounge to the ground floor. To the first floor bedroom one has ensuite. There is one further bedroom and a family bathroom. To the second floor there is two further double bedrooms and a bathroom. Outside of the property there is a generous sized private landscaped garden laid to lawn along with two patio areas and mature shrub borders. There is a separate garage that comes with the property and parking for several vehicles. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

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 and A63. York approximately thirteen miles, approximately fifteen miles east of Leeds and Selby approximately two miles.

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

Tenure Type; Freehold
Council Tax Banding; E
EPC Rating : B

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884
selby@hunters.com | www.hunters.com

Thorpe Willoughby, Selby, YO8

Approximate Area = 1575 sq ft / 146.3 sq m
Limited Use Area(s) = 86 sq ft / 7.9 sq m
Total = 1661 sq ft / 154.2 sq m
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hunters Property Group. REF: 1365551



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	









