



- Multi-Generational Living Property Set In Just Under 9.5 Acres
- Extended, Detached Six/Seven Bedroom Family Home • Additional Detached Two Bedroom Annexe
 - Large Outbuilding Currently Utilised as a Cattery
- Equestrian Facilities including Range of Stables, Barns, Manège and Paddock Grazing
 - Electric Gated Driveway with Parking for Multiple Vehicles
- Formal Gardens and Workshop • Accessible Village Location



GENERAL AND SITUATION

Approximate Distances:

Selby 4 miles • Howden 6 miles • York 14.5 miles • York 14.5 miles • Leeds 30 miles
Easy access to M62

A versatile, extended six/seven bedroom property with two bedroom annexe, cattery business and excellent equestrian facilities, set in just under 9.5 acres, in a popular and accessible village location.

This flexible property has potential for a variety of uses, offering two detached residences, a house which could have up to 6/7 bedrooms if required, and a two bedroom, two storey annexe. The property is set in approx. 9.5 acres including lovely formal gardens and grazing land. There are also a good range of equestrian facilities comprising barns, stables, manège and grazing paddocks, as well as a fantastic workshop, ideal for a home-based business.

The property has been utilised as a multi-generational home and the current owners keep their show ponies on site. It is offered for sale due to a downsize and change in direction. The current owners operate a cattery from the site with an excellent cattery building, that could also be used for other purposes if the cattery wasn't required.

The property is situated within the popular village of Cliffe, between Hemingbrough and Osgodby, an ideal location when commuting to Selby, York or Leeds and close to all major networks. The village is served by a village store, primary school, play park, sports ground and pub. Selby is the closest town for local amenities including supermarkets, retail park and shopping centre, as well as railway station and the famous Selby Abbey.

THE RESIDENCE

Two detached residences benefitting from uPVC double glazing, oil-fired central heating and solar panels. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Front Entrance Door** leads into an **Entrance Hall** with part laminate and part carpeted flooring. Doors lead to **Cloakroom** comprising wash hand basin with tiled splash back and WC, with laminate flooring, and an adjacent **Boiler/Store Room**.

To the left of the **Entrance Hall** is the **Main Reception Room**, with a box bay window to the front. The focal point of this spacious lounge is the logburner set in brick fire surround with timber mantle above. The **Reception Room** leads into the extended part of the house providing a large **Kitchen/Diner**, which is a lovely hub of this home, fitted with a range of contemporary wall and base units with quartzite work tops, 1½ bowl sink with mixer tap, integrated appliances comprising electric oven and grill, induction hob with extractor hood, dishwasher and fridge freezer. There is tiled flooring and windows to two elevations, as well as double doors to outside, which flood the room with lots of natural light.





To the right of the **Entrance Hall** an **Inner Hallway** has stairs rising to the **First Floor** and leads to **Two Ground Floor Bedrooms**. The house has been reconfigured to change the original kitchen and dining room into these extra bedrooms. **Bedroom Four** has a bay window, and **Bedroom Three** has dual aspect windows.

Completing the **Ground Floor** is a **Rear Entrance/Boot Room/Utility** which has tile effect laminate flooring, plumbing for a washing machine, space for tumble drier, a range of wall and base units, a single drainer stainless steel sink with mixer tap and a door to outside.

To the **First Floor** the **Main Landing** has access to the loft space and leads to **Two Double Bedrooms** and **One Single Bedroom**, and a **Shower Room** with wash hand basin in vanity unit, shower in cubicle, WC, tiled flooring and tiled splash backs, heated towel rail and useful base units with rolled edge work surface for storage.

A further **Landing** leads to a **Family Bathroom** with wash hand basin, WC, bath and separate shower in cubicle, tiled floor and tiled splash backs, and **Two Further Bedrooms**, the first of which has a range of fitted wardrobes and is currently used as a **Dressing Room**, as it leads through to the **Principal Bedroom**, (in the extended part of the house) which has triple aspect windows.

ANNEXE

Converted from a former double garage the annexe is entered via a **Rear Entrance/ Utility Room** with vinyl floor covering, a range of base units with rolled edge work surfaces and 1½ bowl sink with mixer tap, plumbing for a washing machine and space for a tumble drier, space for a freestanding fridge freezer and a window.

A door leads off to **Cloakroom** with a continuation of the vinyl floor covering, heated towel rail, window, wash hand basin and WC. Adjoining this is a **Boiler Room**, housing the oil-fired boiler, and a **Ground Floor Bedroom**.

The **Kitchen/Diner** is fitted with a range of wall and base units with work surfaces, 1½ bowl sink with mixer tap, integrated appliances comprising dishwasher, electric hob with extractor over, electric oven, space for a freestanding fridge freezer. There are two side aspect windows and uPVC double doors leading to a **Conservatory** with doors out to the garden, plus a door to a spacious **Reception Room**, which has two windows overlooking the front driveway and stairs leading off to the first floor.

To the **First Floor** the **Landing** has a skylight and gives access to the **Main Bedroom**, which has some sloping ceilings, and a **Walk-in Wardrobe/Dressing Room** which has a skylight and leads on to a **Shower Room** with large shower cubicle, wash hand basin, WC, tile effect flooring, heated towel rail and window.





OUTSIDE, OUTBUILDINGS & LAND

A driveway leads from the road via an electric gated entrance to a gravel driveway left-hand side of the main residence and beyond, with space for multiple vehicle parking. There are formal lawned gardens located to the rear and side of the property which wrap around both residences. There is a **Patio** and **Covered Pergola Seating Area**, and a bark chipped **Play Area**.

There are the following outbuildings, please refer to the floor plans for approximate sizes.

Outbuilding 1 is utilised for the cattery business, which could be available to the new owners if required. We are currently awaiting accounts which will be available from the Agent's.



This outbuilding comprises of a **Customer Reception Area**, **Preparation Kitchen** and **Store/Washroom**. The **Main Cattery Area** can house up to sixty-four cats and has pens located to either side of a central, carpeted corridor. Twelve of the pens can accommodate up to four cats if required. Each of the pens has an inside shelved pen area.

Beyond this is a galvanised gate leading to a rear yard with further hard-standing parking, with ample space for a horse box/trailer, caravan, boat etc.

Open-Fronted Two Bay Haybarn

Outbuilding 4 comprising **Three Timber Loose Boxes** with concrete yard area to the front.

Manège c. 40m x 20m with a post and rail surround and a sand surface.

Outbuilding 3 Barn located off the field and utilised as a large field shelter.

Outbuilding 2 Further Barn with **Five Internal Stables**, the corner stable is large enough to use as a **Foaling Box**.

Workshop (not shown on floorplan) c. 14.8m x 7.8m (48'7 x 25'7) benefitting from power and light.

The Grazing Land is divided into various paddocks by post and rail fencing and is predominantly flat with water troughs to the fields. There are some smaller paddocks currently used for the stallions.

NB the pigeon lofts located on site will be removed prior to the sale completing.



IN ALL APPROX. 9.5 ACRES
(About 3.8 Hectares)



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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY
SELBY DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, SOLAR PANELS, BROADBAND (connected and available subject to normal transfer regulations)

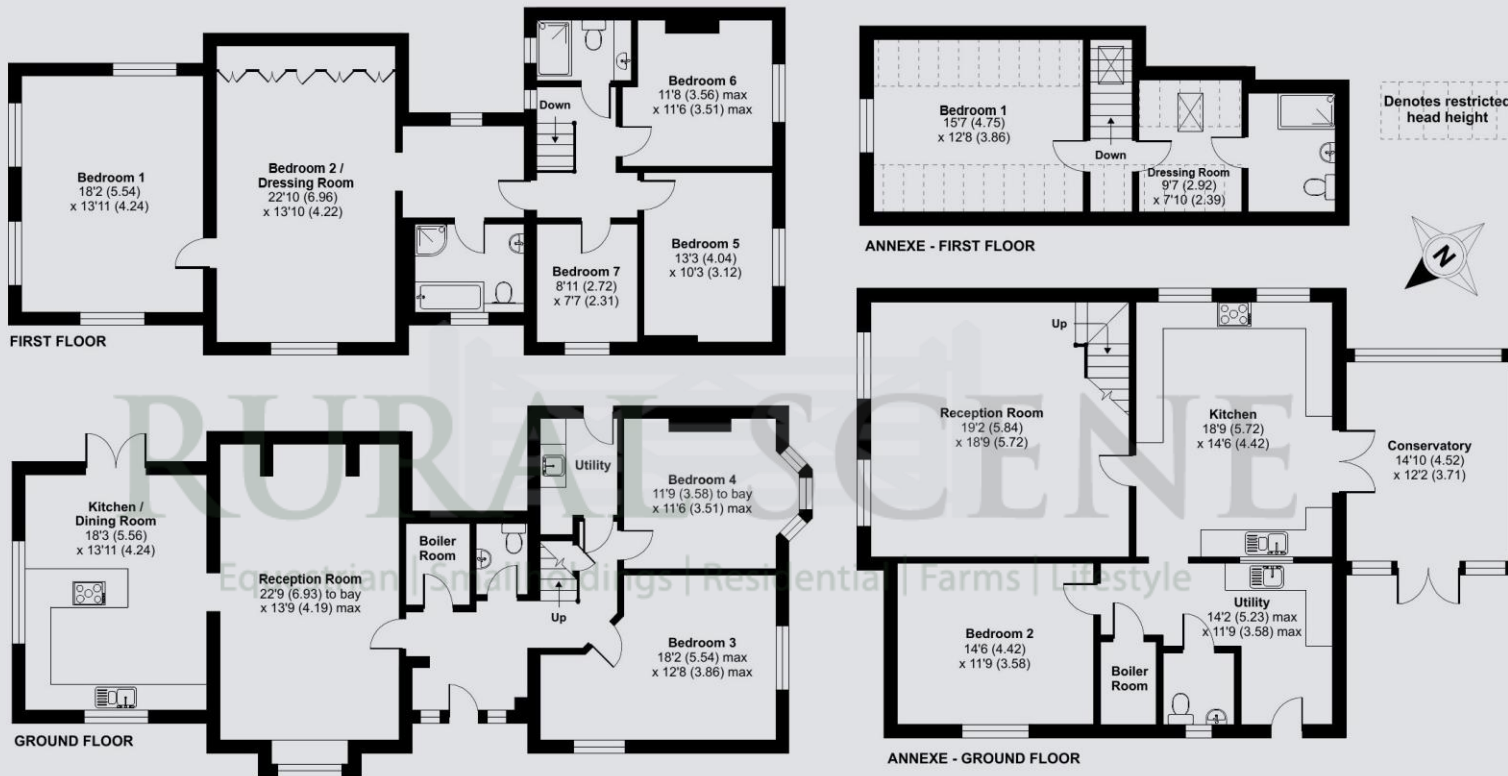
TENURE Freehold **ENERGY RATING E**

COUNCIL TAX House E - Annexe A

DIRECTIONS

From Selby take the A19 towards York. At the roundabout, take the third exit signposted A63 Howden/Hull. Continue for approx. two miles, and on approaching the village of Cliffe, the property can be clearly identified by its own signage.
There is no For Sale board.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Rural Scene. REF: 1318916

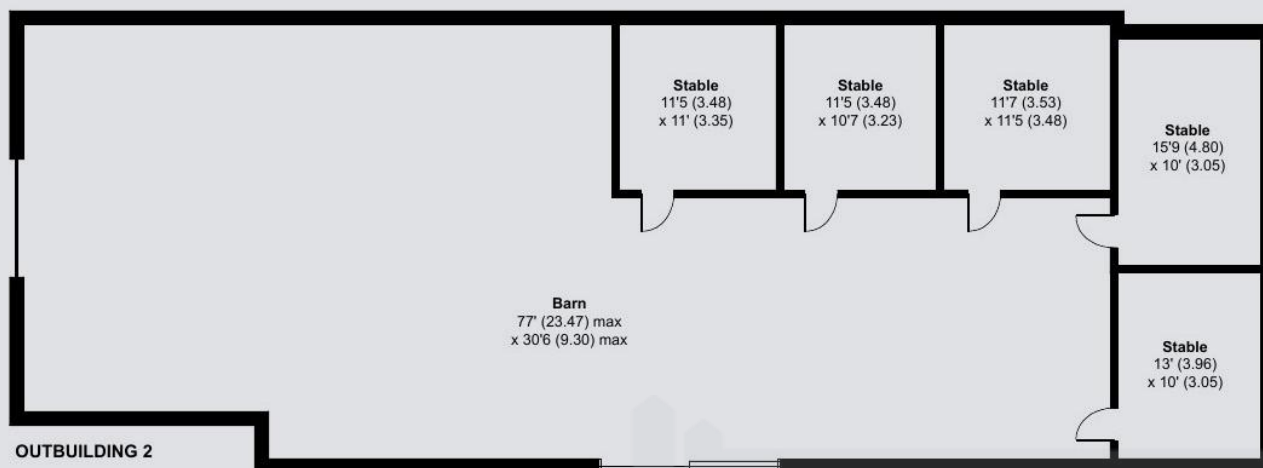
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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited **HILL FARM** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

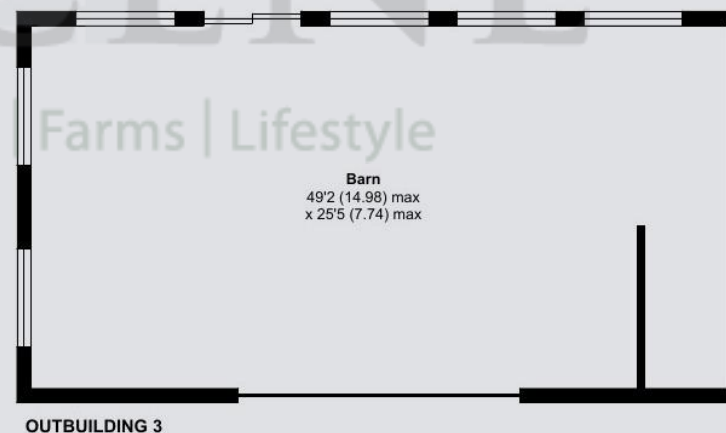
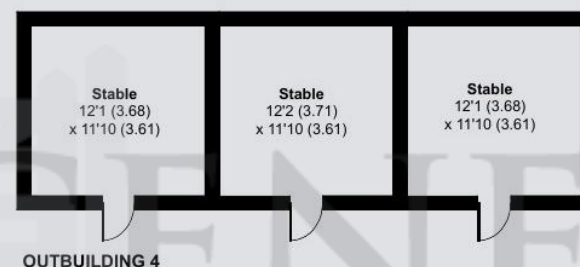
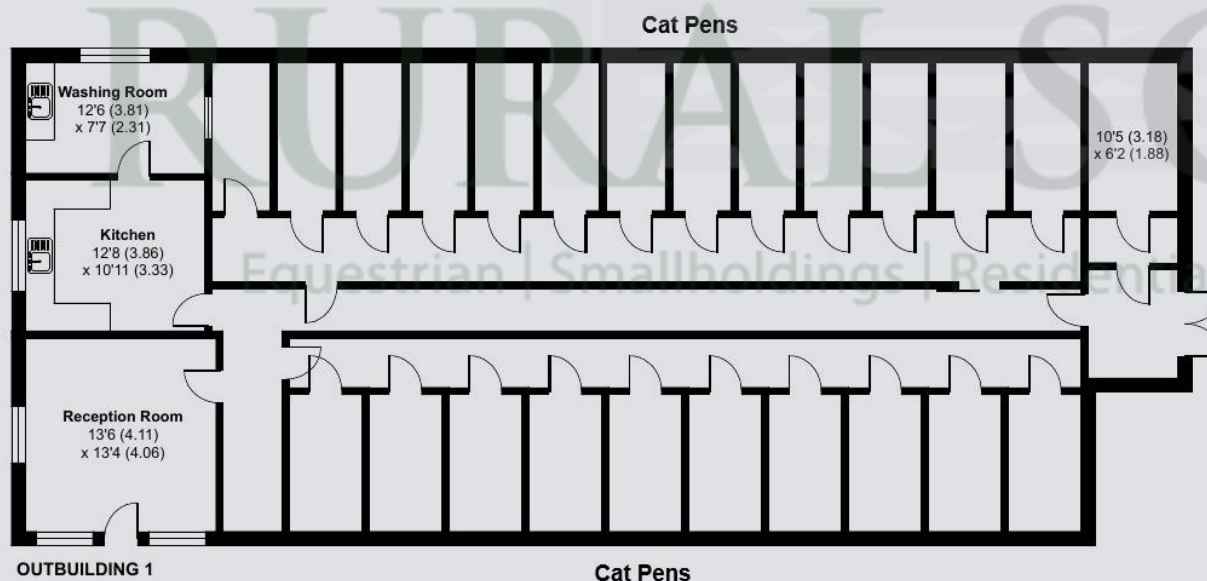


RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



Approximate Area = 2454 sq ft / 228 sq m
 Limited Use Area(s) = 173 sq ft / 16 sq m
 Outbuilding(s) = 6964 sq ft / 647 sq m
 Annexe = 1476 sq ft / 137.1 sq m
 Total = 11067 sq ft / 1028.1 sq m

For identification only - Not to scale



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