



Beech Grange Selby Road, Wistow

£1,100,000

- 5 Double Bedrooms (3 En-Suite)
- Formal Sitting Room
- Second Study to First Floor
- Generous, Mature Gardens
- Stunning Hallway
- Separate Dining Room
- Games Room & Family Room to 2nd Floor
- Spacious Kitchen / Garden Room
- Study & Further Office/Gym
- Detached Garage Including Workshop Space

Set within a peaceful and well-regarded village, this remarkable five-bedroom detached home offers over 5,000 sq ft of thoughtfully designed living space. Expertly self-built to an exacting standard, the property combines generous proportions, versatile accommodation and high-quality materials to create a unique and welcoming family home.

From the moment you enter, the home makes a lasting impression. The hallway is a true architectural statement—dominated by a stunning full-height oak-framed glass window to the rear that immediately draws the eye. This feature floods the space with natural light while framing spectacular views over the landscaped rear garden. It sets the tone for the rest of the property: spacious, light-filled, and impeccably designed.

The ground floor is arranged to balance family life and entertaining with ease. At its heart is a spacious kitchen/garden room, where modern fittings and a sociable layout create the perfect setting for day-to-day living. Just off the kitchen is a well-equipped utility room, tucked away to ensure practicality without compromising the flow of the home.

The formal sitting room offers a generous and calming space to relax, while a separate dining room provides a more structured setting for family meals and hosting guests. A dedicated study adds flexibility for those working from home, and a further room currently used as a gym offers even more versatility.

Upstairs, the first floor features five beautifully proportioned bedrooms. The principal suite is a luxurious haven with its own en-suite bathroom and dressing room. Two further bedrooms also benefit from en-suite facilities, while the remaining rooms share a stylishly appointed family bathroom. A second study is also located on this floor, ideal as a quiet workspace or reading room.

The top floor of the house is a real bonus, offering adaptable space to suit a range of needs. A spacious games room provides an ideal escape for children or teens, while the adjacent family room, currently used for storage, could serve as a second lounge, cinema room, hobby space, or even additional guest accommodation.

Outside, the property is complemented by a generous, mature garden where established trees create a wonderful sense of privacy. Ample off-street parking is available, along with a detached garage with useful workshop space.

This exceptional home is a rare find - spacious, beautifully finished, and filled with natural light. Viewing is highly recommended to appreciate all that it has to offer.

Tenure: Freehold

Services/Utilities: Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: 78 (C)

Council Tax: North Yorkshire Council Band G

Current Planning Permission: No current valid planning permissions

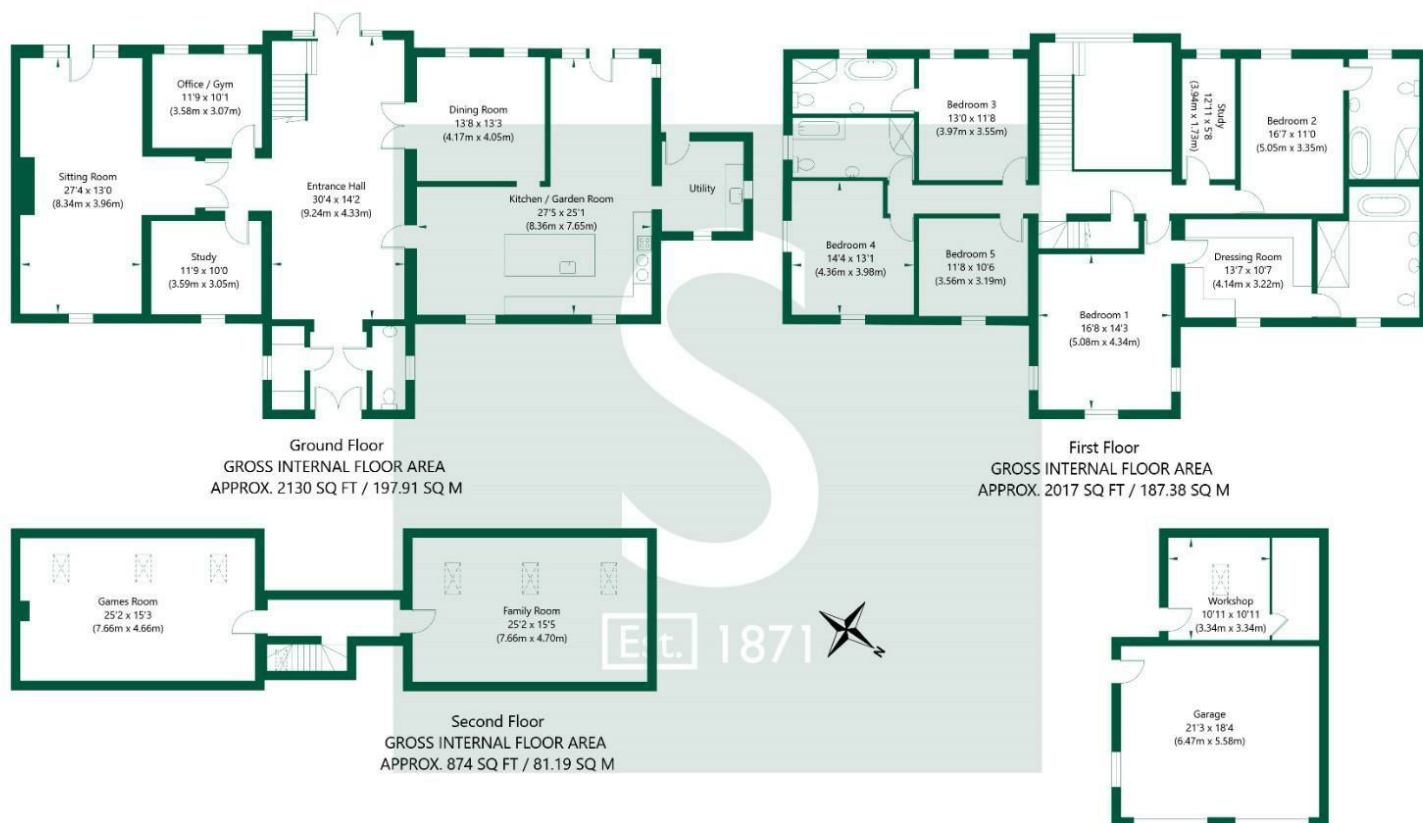
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.





Selby Road, Wistow, Selby, YO8 3UT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 5021 SQ FT / 466.48 SQ M - (Excluding Garage and Workshop)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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