



## 6 Honey Pot, Bubwith

£380,000

- Beautifully Extended
- Sitting Room
- Stylish Bathroom
- 3 Bedrooms
- Superb Kitchen
- Extended Garage With Power & Lighting
- Welcoming Hall, Cloaks/WC
- Garden Room
- EER 72 (C)

Tucked away at the end of a quiet cul-de-sac, this beautifully extended three-bedroom home has been cherished by the same family for nearly four decades. Homes on this sought-after street rarely become available, making this a special opportunity in the heart of Bubwith.



The property offers deceptively generous accommodation, extending to around 1,288 sq. ft., and enjoys a prominent corner plot measuring approximately 0.09 acre.

On entering, a spacious porch leads into a welcoming hallway, tastefully decorated with panelled walls and Karndean flooring that continues up the staircase. There is a ground floor cloakroom with wash basin, low flush WC and a modern vertical radiator.

The principal living room is located to the front of the property and provides a generous space with a large bay window overlooking the front garden. A marble fireplace with an inset fire creates a warm focal point, making this an inviting room to relax in.

The kitchen, newly installed in 2022, has been transformed into the true heart of the home. Following the removal of a dividing wall, the space has been opened up to create an extensive open-plan living kitchen, perfectly suited to both everyday family life and entertaining. At its centre sits an impressive three-metre island, complemented by a five-ring electric hob, oven, built-in steamer, microwave, plate warmer, and integrated dishwasher. Elegant tiling and premium finishes add to the sense of quality, while a practical utility/side porch provides room for additional appliances and convenient access to the rear garden.

Adjoining the kitchen, the second reception room is a light-filled sunroom that flows seamlessly into the rear garden. With tiled flooring, a multi-fuel stove and a newly replaced roof in 2022 for improved insulation, this versatile space can be enjoyed in all seasons – perfect for quiet mornings, social gatherings, or evenings by the fire.

The first floor offers three generous double bedrooms. The principal bedroom benefits from fitted wardrobes and its own shower cubicle. The second bedroom features a traditional wash basin, while the third is equally well-proportioned.

The family bathroom, redesigned in 2022, combines style and comfort with a contemporary three-piece suite, dual rainfall showerheads, and elegant marble-effect wall panels. A built-in cupboard offers practical storage. The loft is easily accessible via a pull-down ladder and comes with integrated lighting, providing further storage space.

To the front, the property enjoys a neatly maintained lawn and driveway parking for two cars. The extended garage, complete with power and lighting, offers excellent versatility whether used for vehicles, hobbies, or as a home office.

The rear garden is a private retreat, with mature planting, lawn, and established shrubs creating a peaceful setting. Additional features include sheds for storage and discreetly placed areas for bins and the air source heat pump.

Opportunities to buy on this street are few and far between, and with open countryside, the River Derwent, and woodland walks all close by, it offers a wonderful lifestyle in a setting that balances tranquillity with convenience. The village itself provides excellent amenities, including All Saints Church, Dingle Dell Woods, Bubwith Leisure and Sports Centre with tennis courts, and a variety of classes and activities for all ages. Selby and the historic city of York are both within easy reach, with nearby train stations and the motorway network ensuring effortless connections further afield.

All viewings are strongly encouraged and strictly via appointment only.

Tenure: Freehold

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

Broadband Coverage: Up to 76\* Mbps download speed

EPC Rating: 72 (C)

Council Tax: East Riding of Yorkshire Band C

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.

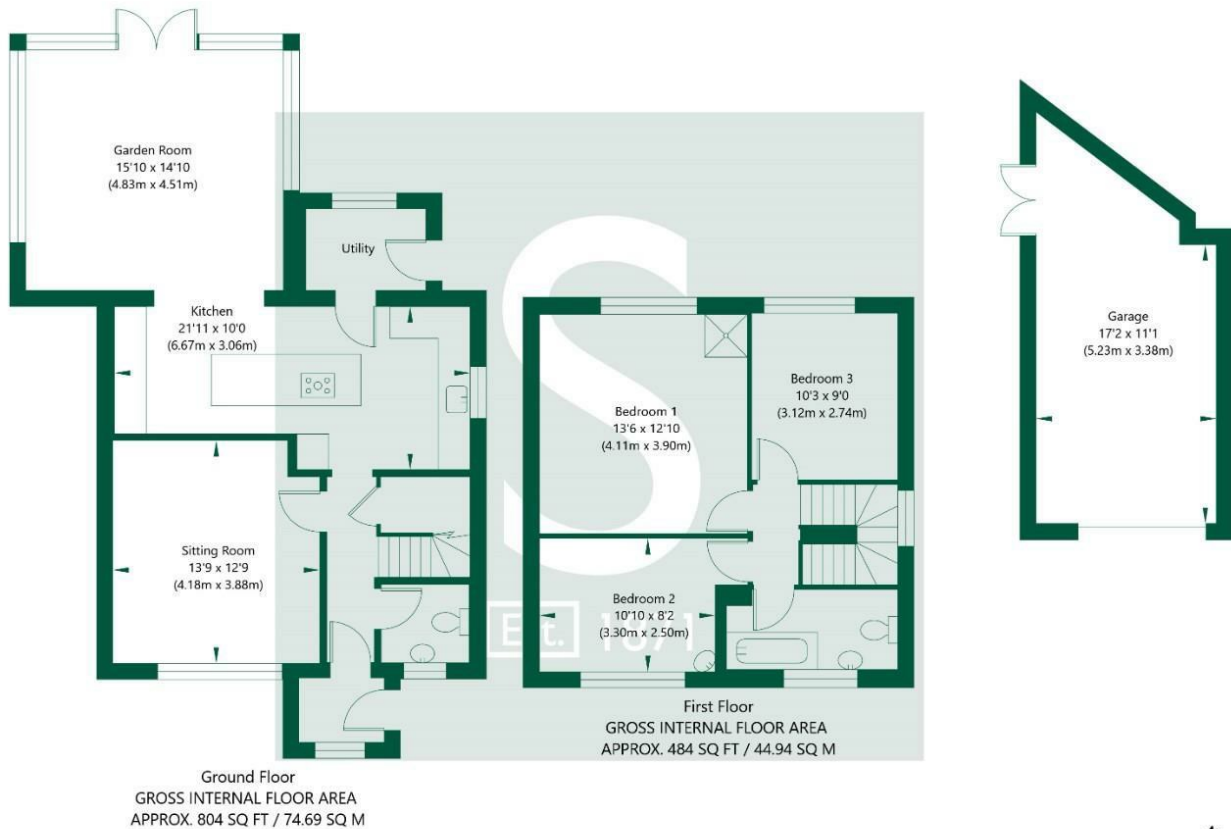




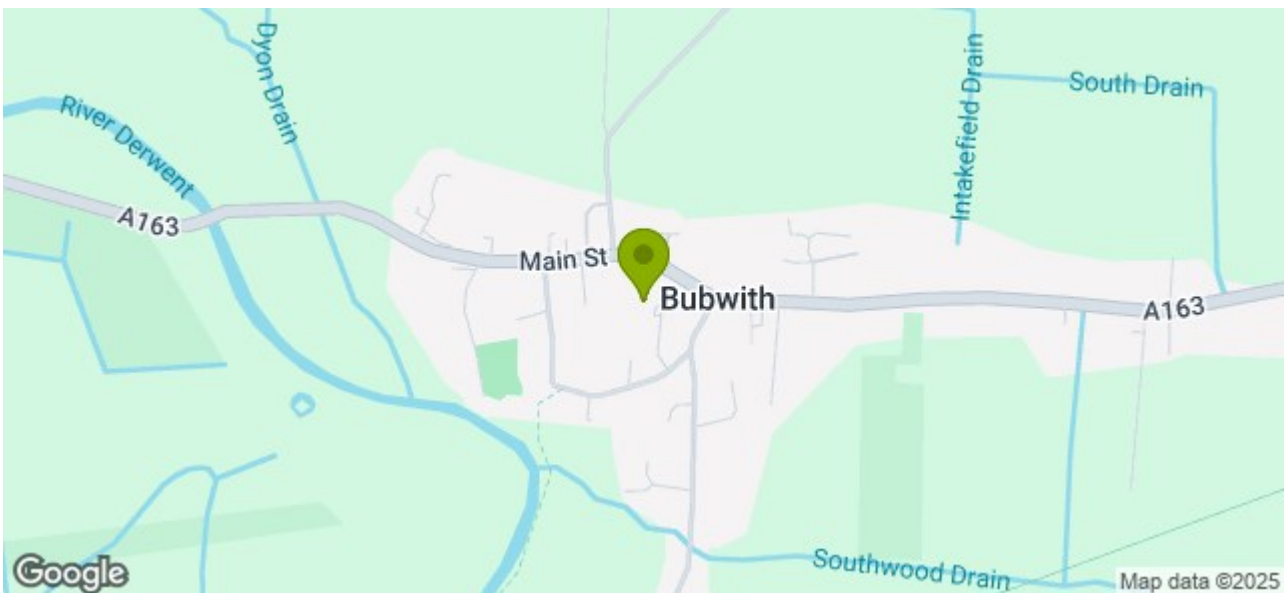




## Honey Pot, Bubwith, YO8 6ND



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1288 SQ FT / 119.63 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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