



## Mulberry Vale, Skipwith, Selby £650,000

The perfect example of the ideal family home, showcasing elegant interiors, a thoughtfully balanced layout, and the rare advantage of just over a third-of-an-acre garden with open views over Skipwith Common.



Nestled in the sought-after village of Skipwith, this residence offers a seamless marriage of classic architecture and contemporary comfort. Crafted by Orchard Homes – a trusted North Yorkshire developer distinguished for bespoke design and uncompromising standards – Meadow View reflects true attention to detail both inside and out.

Built in 2019 as part of the exclusive Mulberry Vale, Meadow View offers 1,860 sq ft of thoughtfully arranged living space. Set within a generous 0.37 acre plot, the home enjoys expansive views over Skipwith Common and perfectly combines tranquil rural surroundings with convenient access to the local shop and schools in North Duffield, as well as excellent transport links to the A19, York, and Selby.

The property is approached via a welcoming brick built porch with a tiled apex roof, opening into a spacious hallway. The entrance is finished with herringbone flooring benefitting from underfloor heating and half-height wall panelling to either side, creating an immediate sense of style and charm. A staircase rises to the first floor, with access to the formal lounge on the left and a versatile home office on the right.

The lounge is centred around an impressive feature fireplace, complete with a solid oak beam above and the potential to accommodate a wood-burning stove, should the purchaser wish. Soft sage green décor complements the space, with a double-glazed sash window overlooking the front elevation.

On the opposite side of the hallway, the home office provides an adaptable space, equally suited as a study, snug, or playroom depending on individual requirements. A double-glazed sash window to the front aspect and central heating radiator, complete the room.

Conveniently located beneath the staircase is the ground-floor WC, stylishly presented and fitted with a hand wash basin and WC.

The heart of the home lies to the rear of the property, where an outstanding open-plan living kitchen spans the width of the house. To one side, an extensive range of contemporary wall and base units are complemented by a large central island, forming a natural hub for both everyday living and entertaining. This wonderful space flows seamlessly to the outdoors via two sets of bi-folding doors, opening onto the patio with far-reaching views across the private paddock and Skipwith Common beyond.

The kitchen design offers a striking contrast of colours, with sleek dark blue cabinetry paired with a light grey island, all finished with elegant Dekton work surfaces. (Extremely durable, heat and stain resistant) A selection of high-quality integrated appliances further enhances and space to facilitate appropriate dining furniture.

To the opposite side of the kitchen units lies a highly versatile area, thoughtfully designed to complement the open-plan layout. This flexible space offers endless possibilities, whether utilised as an informal seating area, a cosy family snug, or even a relaxed dining zone. At present, the current owners have arranged the area with a three-seater sofa, creating a comfortable spot to unwind, while remaining connected to the heart of the home. Its position within the open-plan arrangement ensures that family and guests can gather together in one harmonious space. This whole space has tiled flooring benefitting from underfloor heating.

A well-appointed utility room sits just off the kitchen with underfloor heating, fitted with provisions for laundry appliances, built in freezer, together with a secondary sink unit and drainer. Additional cabinetry provides useful storage while discreetly housing the central heating boiler. A side entrance door offers convenient access to the pathway and grounds beyond.

Ascending to the first floor, a central landing provides access to four bedrooms and the house bathroom. The principal bedroom is a true highlight, positioned to the rear of the property to take full advantage of the breathtaking elevated views across Skipwith Common. A Juliet balcony enhances the sense of space and invites the outdoors in, making the most of this idyllic outlook. The room is further complemented by a full-width range of built-in wardrobes with sliding doors, along with a beautifully appointed en suite shower room.

There are a further three bedrooms, all double in size and benefiting from a double glazed sash window and central heating radiator. Two of these bedrooms also benefit from built in wardrobes with sliding doors. The internal accommodation is completed by an exquisite family bathroom, featuring elegant marble-effect tiles that extend halfway up the walls, a striking oval bath, and a separate walk-in shower. A heated towel rail, low-flush WC, and sleek floating hand wash basin complete this sophisticated space.

This exceptional home forms part of an exclusive development of just eight residences, positioned on the edge of the village and perfectly framed by the rural backdrop of Skipwith Common.

To the front, a block-paved driveway provides generous off-street parking for multiple vehicles, complemented by a neatly lawned garden with a low-level, tree-lined boundary. The current owners have also installed a convenient EV charging point along the side elevation.

The property enjoys direct access to a single garage, located towards the rear, which is fitted with power and lighting and offers excellent storage options. Access is provided via a front electric door as well as a pedestrian side entrance.

The rear garden is a particular highlight, offering uninterrupted views across the surrounding countryside. A wide Indian stone patio extends across the rear of the house, ideally positioned to take full advantage of the south-facing aspect, leading on to a beautifully maintained lawn with established trees, shrubs, and enclosed boundaries.

Beyond the garden lies one of the property's most distinctive features – a private paddock of approximately 0.26 acres. Enclosed on three sides with post-and-rail fencing and predominantly laid to grass, this versatile space offers endless potential, whether for leisure, hobby use, or simply to be enjoyed as part of the idyllic setting.

Built within the last six years, the property also retains the balance of its 10-year new homes warranty, with around four years remaining – providing added reassurance and peace of mind for the future owners.

Tenure: Freehold

Services/Utilities: Electricity, Water and Sewerage are understood to be connected. Oil Central Heating

Broadband Coverage: Up to 200\* Mbps download speed (Quickline Fibre)

EPC Rating: 74 (C)

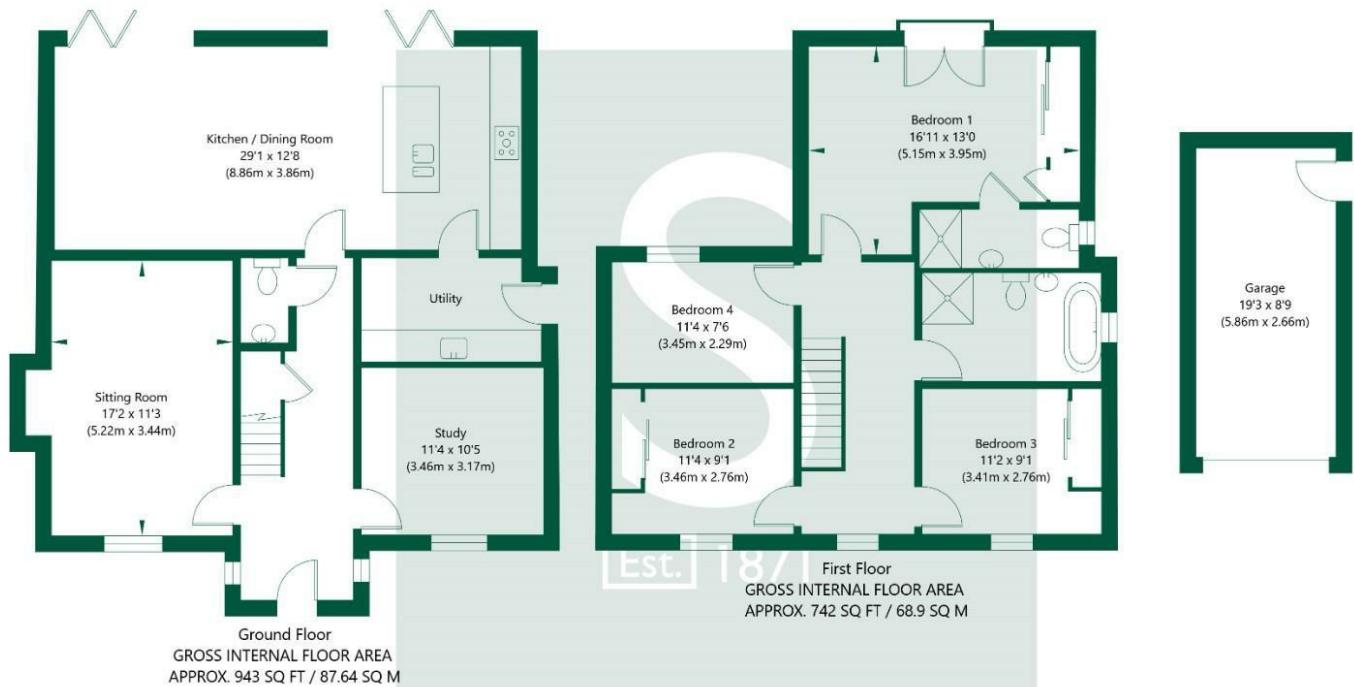
Council Tax: North Yorkshire Council Band F

Current Planning Permission: No current valid planning permissions

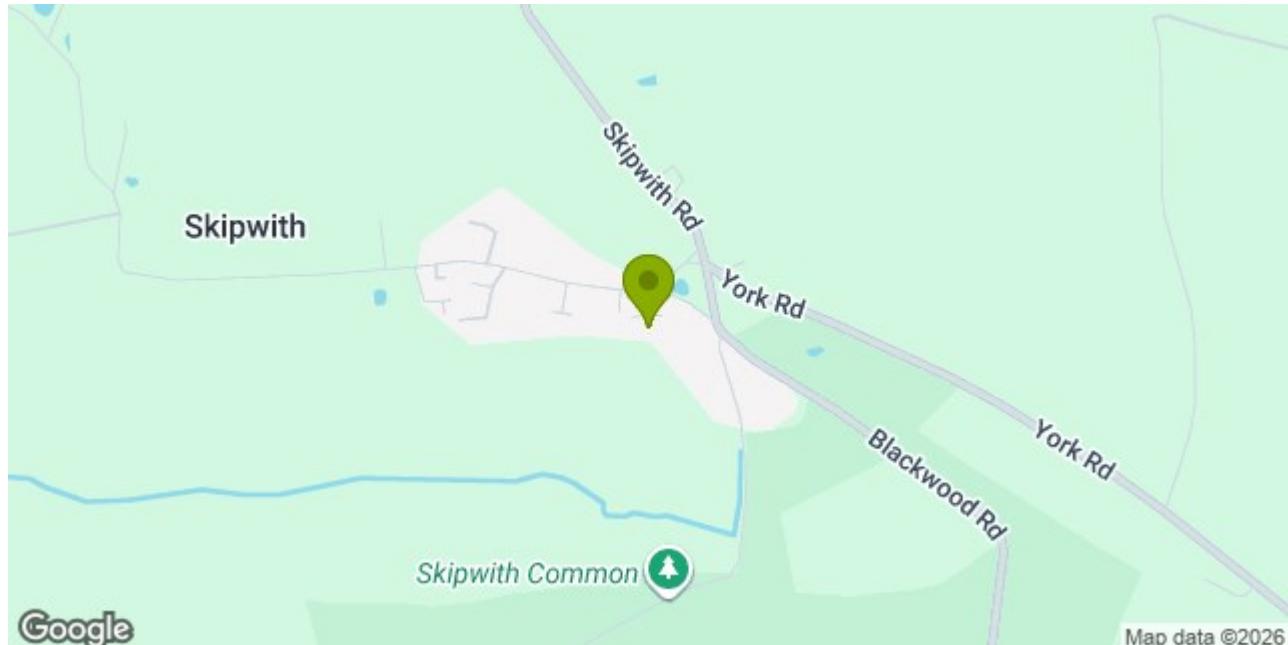
Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

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





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1685 SQ FT / 156.54 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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Stephensons

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Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
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