



Field View House Mulberry Vale, Skipwith

£650,000

- Beautiful Family Home
- Garden Studio With Bi-Fold Doors
- Home Office
- Set in a 0.36 acre Plot
- Single Garage
- Off Street Parking
- Open Plan Living Kitchen
- Cosy Lounge
- EER 71 (C)

Showcasing 1,860 sq.ft of contemporary living, a bespoke garden studio and an impressive specification, Field View House sits within a 0.36 acre plot enjoying open countryside over Skipwith Common.

Welcome to Field View House, a striking blend of timeless elegance and modern luxury set in the sought-after village of Skipwith. Built by Orchard Homes, a well-established local North Yorkshire company, this property reflects the developer's renowned commitment to craftsmanship, attention to detail, and bespoke design. Orchard Homes are highly regarded for creating individual residences that exceed expectations, whether crafting a modest starter home or an extensive family residence. Every property is individually designed to fulfil the customer's vision, with high-quality internal and external features provided as standard.

Completed in 2020 as part of Mulberry Vale, a select development of just seven homes, Field View House delivers exceptional and contemporary living accommodation extending to 1,860 sq ft, all set within a generous 0.37 acre plot. The home enjoys magnificent countryside views to the rear, stretching across Skipwith Common, and offers the perfect balance of rural tranquillity with excellent connections to surrounding towns and amenities.

The property is entered through a uPVC composite door, sheltered beneath a charming single-storey apex roof porch, and into a welcoming hallway. Modern white marble effect floor tiling runs seamlessly through the hallway and into the kitchen area, with a staircase rising to the first floor accommodation. To the right hand side lies the ideal lounge to retreat into – a cosy yet spacious haven decorated with elegant feature panelling to the back wall and finished with engineered oak flooring. Positioned centrally within the room, a wood-burning stove sits beneath a characterful oak beam, creating a natural focal point, while a double-glazed window to the front elevation invites in soft, natural light.

To the opposite side of the hallway is a versatile home office, equally well-suited as a snug, playroom, or creative space depending on individual needs. Beyond the hall, the heart of the home unfolds in the impressive kitchen and living space, where sleek contemporary cabinetry meets a warm and inviting atmosphere. Designed for relaxed family living and stylish entertaining, it features an expansive island, premium appliances, and two wide grey bi-folding doors that open directly to the garden, flooding the space with natural light. The adjoining utility room provides everyday practicality, perfectly complementing the thoughtful layout.

Upstairs, three beautifully appointed bedrooms provide serene sanctuaries, with the principal suite offering both comfort and style. When the present owners acquired the property, thoughtful, non-structural alterations to the first-floor layout were made during the construction stage. Originally designed with four double bedrooms, the plans were adapted to create one generously proportioned bedroom in place of two, perfectly suiting the owners' lifestyle. For buyers wishing to reinstate the fourth bedroom, this can be achieved with minimal cost and effort by simply creating a doorway immediately to the right of the stairs off the landing.

The principal bedroom is a true highlight of the home, capturing elevated, panoramic views that sweep across open countryside and Skipwith Common. With an uninterrupted 180-degree outlook, this room offers a constantly changing backdrop of natural beauty, a feature that was a major influence in the current owners' decision to purchase. Bathrooms throughout the home are finished to an exceptional specification, blending modern design with indulgent touches to create spa-like spaces for relaxation.

Beyond the main house lies a detached garage and, within the garden, a bespoke garden studio created by the current owners. This versatile space has served as a gymnasium, home office, and private getaway, complete with twin full-length side windows, grey bi-folding doors, electric heating, and stylish timber panelling.

The landscaped gardens are a standout feature, providing both privacy and uninterrupted views over open countryside. Flowing directly from the open-plan living kitchen, an immaculately landscaped patio leads onto a generous lawn, perfectly positioned to face due south and enjoy sunlight throughout the day – an ideal setting for morning coffee, relaxed family time, or entertaining on long summer evenings. Beyond the main garden, a single gate opens to an extended lawned area of approximately 0.26 acres, enclosed by traditional post and rail fencing and offering a rare sense of space, all framed by the beauty of Skipwith Common in the distance.

The property also benefits from the remainder of its 10-year new homes warranty, with approximately five years still in place, offering peace of mind and reassurance to the next owners.

Tenure: Freehold

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

Broadband Coverage: Up to 76* Mbps download speed

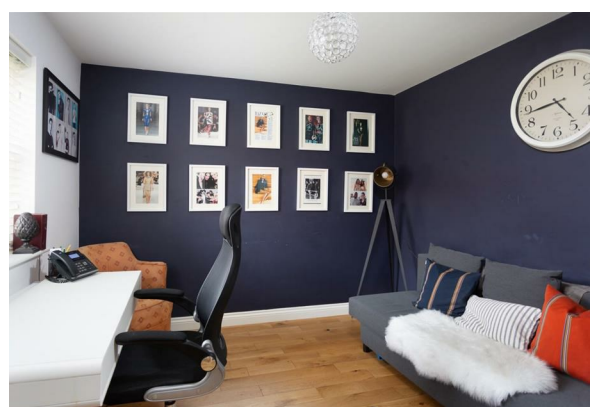
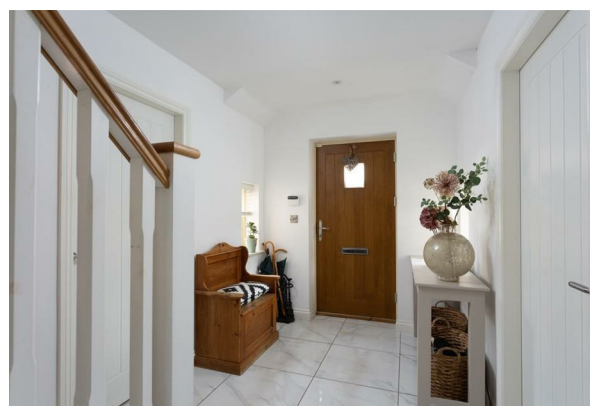
EPC Rating: 71 (C)

Council Tax: North Yorkshire Council Band F

Current Planning Permission: No current valid planning permissions

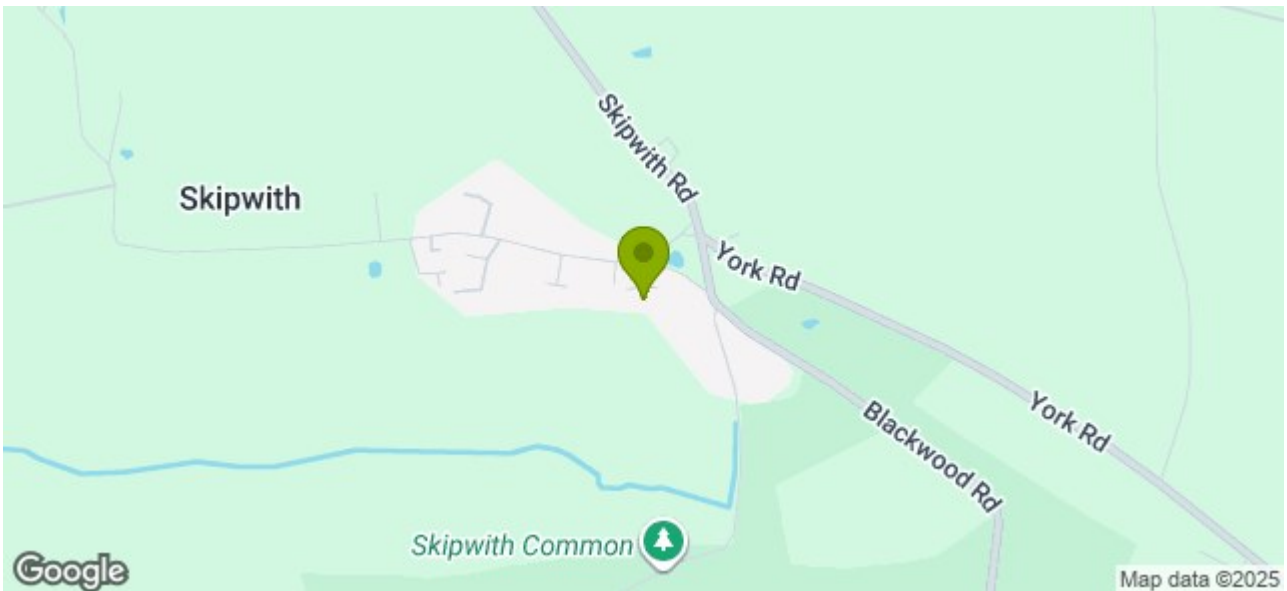
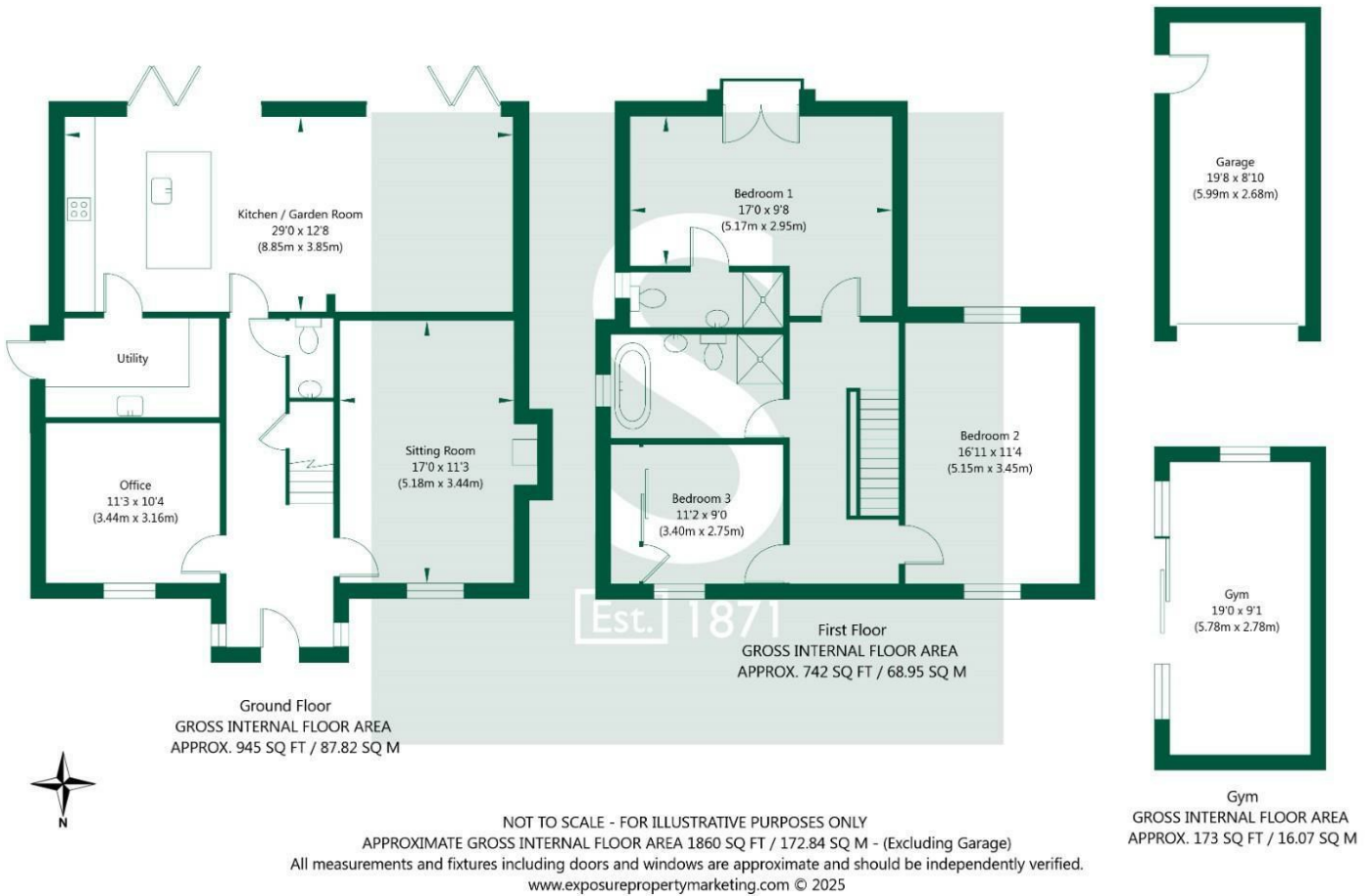
Viewings: Strictly via the selling agent – Stephenson's Estate Agents – 01757 706707

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





Mulberry Vale, Skipwith, Selby, YO8 5TA



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