



The Owl House,
Seaton Ross, YO42 4LY
£950,000



ABOUT THE PROPERTY

The Owl House is a unique and bespoke detached residence constructed in 2018 and complemented by outstanding equestrian facilities.

Set within approximately 3.5 acres of paddocks together with five stables, a tack room/hay store and 60 meters x 20 meters all weather ménage.

Offering an extensive amount of accommodation including a separate sitting room with log burner and a cosy snug, spacious open plan kitchen, dining and family area which is truly the hub of the home providing a fantastic space for entertaining and family gatherings.

Upstairs are four generously sized bedrooms, each benefitting from its own en-suite facilities.

This is truly a home to be proud of both inside and out, rarely does a modern family residence with such exceptional equestrian facilities come available in such a desirable village setting.

A viewing is strongly advised and strictly by appointment only.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band G.







Tenure: Freehold
East Riding of Yorkshire
Band: G

ENTRANCE HALL

5.59m x 1.27m narrowing to 2.85m (18'4" x 4'1" narrowing to 9'4")
Entered via a composite front entrance door, recessed lighting, oak flooring with under floor heating, stairs to the first floor accommodation and under stairs cupboard space off.

CLOAKROOM/WC

1.76m x 1.41m (5'9" x 4'7")
Fitted suite comprising WC and hand basin, chrome radiator and tiled flooring.

SITTING ROOM

5.58m x 4.21m (18'3" x 13'9")
Log burner, oak flooring with under floor heating, sliding sash window to the front elevation and two sliding sash windows to the side elevation.

SNUG

5.60m x 3.48m (18'4" x 11'5")
Two sliding sash windows to the front and rear elevation, oak flooring with under floor heating.

KITCHEN/DINING/FAMILY AREA

8.63m x narrowing to 5.56m x 6.58m (28'3" x narrowing to 18'2" x 21'7")
A fabulous space fitted with an arrangement of floor and wall cupboards, working surfaces incorporating one and a half sink unit with mixer tap, induction hob, integrated appliances including Bosch two electric ovens, combination microwave, dishwasher and full length fridge and freezer. Central working island/breakfast area. Recess lighting, tiled flooring and two sliding sash windows to the side elevation. Bi-folding doors leading to the rear garden.

LAUNDRY/UTILITY ROOM

2.90m x 2.62m (9'6" x 8'7")
The ground source heat pump controls, plumbing for washing machine, recess lighting, side personal door and double glazed window to the side elevation.

LANDING

8.68m extending to 2.00m x 0.99m (28'5" extending to 6'6" x 3'2")
Sliding sash window to the front elevation with views to the front, radiator and airing cupboard housing hot water cylinder.

BEDROOM ONE

5.58m x 3.48m (18'3" x 11'5")
Sliding sash window to the front and rear elevation with views and radiator.

EN-SUITE SHOWER ROOM

2.43m x 1.94m (7'11" x 6'4")
Fitted suite comprising corner shower cubicle, low flush WC and vanity hand basin, chrome radiator, tiled flooring and extractor fan.

BEDROOM TWO

4.19m x 3.45m (13'8" x 11'3")
Access to the loft, sliding sash double glazed window to the front elevation and radiator.

EN-SUITE SHOWER ROOM

2.01m x 1.84m (6'7" x 6'0")
Fitted suite comprising corner shower cubicle, low flush WC and vanity hand basin, chrome radiator, part tiled walls, tiled flooring, recess lighting and extractor fan.

BEDROOM THREE

4.25m x 3.23m (13'11" x 10'7")
Double glazed sliding sash window to the side elevation and radiator.

EN-SUITE BATHROOM

2.24m x 2.02m (7'4" x 6'7")
Well equipped P shaped bath with mixer tap and shower over, vanity hand basin, low flush WC, chrome radiator, part tiled walls, tiled flooring and recess lighting.

BEDROOM FOUR

4.26m x 3.20m excluding recess area (13'11" x 10'5" excluding recess area)
Sliding sash double glazed window to the rear and side elevation.

EN-SUITE SHOWER ROOM

2.03m x 1.99m (6'7" x 6'6")
Fitted suite comprising shower cubicle, low flush WC, chrome radiator, part tiled walls and Velux window.

OUTSIDE

The Owl House is situated on a no through road location in the well regarded village of Seaton Ross. Having a gravelled area to the front of the property, double gates leading to parking. Double garage, five stables, tack room and hay store.
There is an all weather ménage.
A wonderful summer house with outdoor seating area making it a fabulous entertaining space.
Standing in approximately 3.5 acres of paddocks this is a superb equestrian establishment.

DOUBLE GARAGE

6.01m x 5.39m (19'8" x 17'8")
Twin timber door, having power and light, concrete flooring and side personal door.

FIVE STABLES & TACK ROOM

All with rubber flooring.

TACK ROOM/HAY STORE

MENAGE
60m x 20m (196'10" x 65'7")
All weather surface with outdoor lighting.

ADDITIONAL INFORMATION

APPLIANCES
None of the above appliances have been tested by the Agent.

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band G.

SERVICES
Mains water, electricity and drainage. Telephone connection subject to renewal with British Telecom.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY
The Owl House is sold subject to, and with the benefit of, all existing wayleaves, easements and rights of way, whether public or private, whether specifically mentioned in these details or not.

TENURE
The Owl House is offered freehold with vacant possession.

RESERVED RIGHTS
We are not aware of any rights reserved which affect the property.

SPORTING AND MINERAL RIGHTS
Sporting and Mineral Rights, in so far as they are owned, are included in the sale

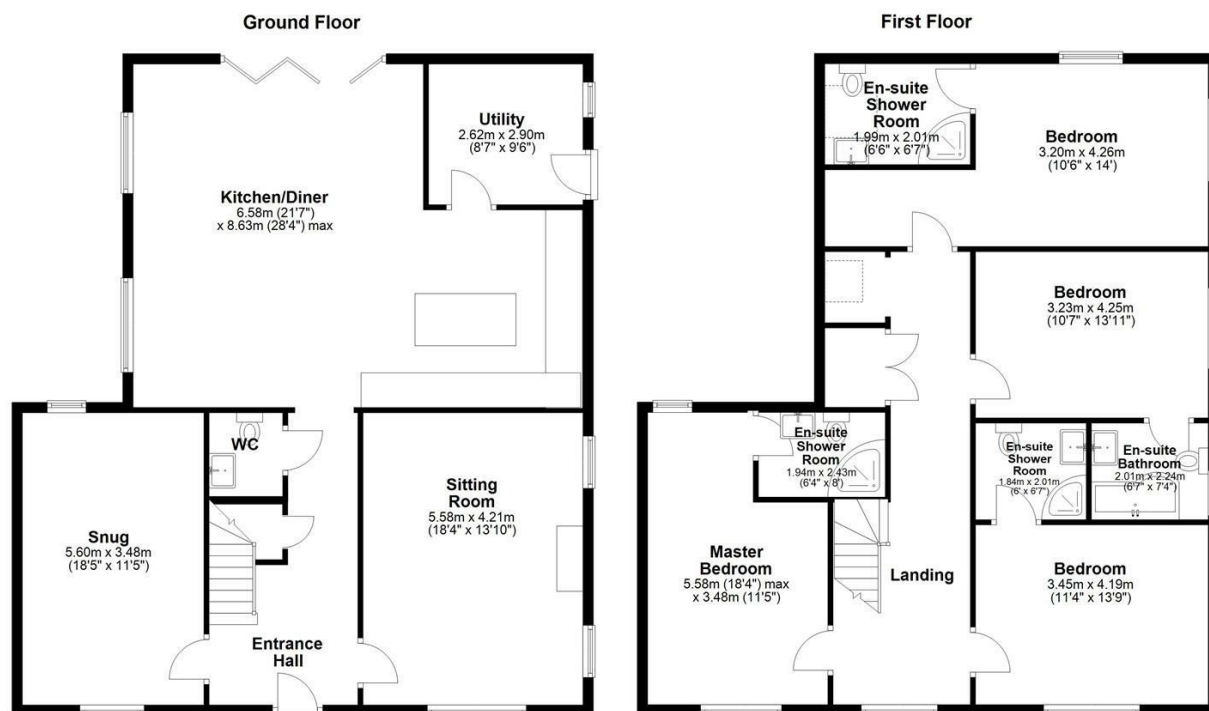
AGRI-ENVIRONMENT SCHEMES
The land is not entered into any Environmental or Countryside Stewardship Schemes.

OUTGOING
We understand that the land is subject to an annual drainage rate.

METHOD OF SALE
The property is offered for sale as a whole by Private Treaty with a price of £950,000, however the Vendor reserves the right to conclude the sale by any means.

VIEWINGS
All viewings are strictly by appointment, through the Vendor's agent's Pocklington Office on 01759 304040.





VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

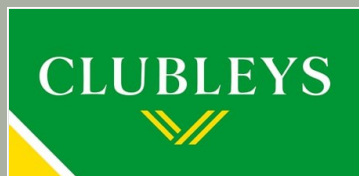
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.