



Salhouse, Bubwith, YO8 6DP

• Fantastic opportunity to purchase this unique home • Four bed detached house set in just under an acre • Stunning uninterrupted views • Large kitchen diner with adjacent utility room • Spacious living room • Garden room • Four bedrooms and two bathrooms • Triple bay garage/workshop & solar panels • Off street parking for multiple cars • EPC = D

Guide Price £725,000

A truly unique country home set in just under an acre, surrounded by open fields and breathtaking views, yet only a short distance from the popular village of Bubwith, with its excellent local amenities.

Salhouse is a beautifully presented four bedroom detached home that offers complete privacy with no neighbours, while boasting a wonderful mix of modern living and rural charm.

Set within 0.8 acres, the grounds include a pond, pony paddock with a brand-new stable, brick-built outbuildings, a triple bay garage/workshop with roller shutter doors, 6kw of solar panels, a timber lodge and ample off-street parking. An ideal setting for those seeking space, versatility and countryside living at its very best.

The triple bay garage/workshop and timber lodge offer fantastic spaces for those who work from home and/or need space away from the house for business or projects.

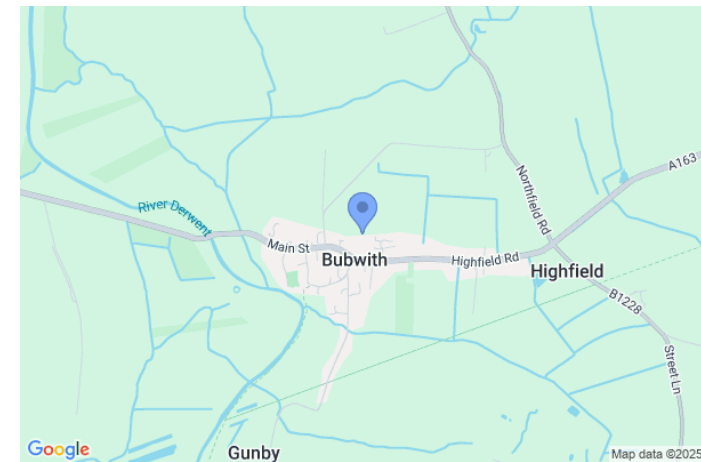
Inside, the home is equally impressive. A welcoming entrance hall leads to a spacious living room with feature log burner, perfect for cosy evenings. The large kitchen diner is the heart of the home and is finished with granite worktops, integrated appliances including a Everhot electric range cooker with induction hob over and plentiful storage. It has room for a large dining table with chairs, making it ideal for entertaining and family life. A handy utility room with outside access and a downstairs w.c. lies adjacently, adding further practicality.

Completing the ground floor is the garden room, offering stunning views across the grounds and a wonderful additional reception space.

Upstairs, the accommodation continues to impress with a generous master bedroom complete with en-suite bathroom.

There are two further double bedrooms and a versatile fourth bedroom/office, as well as the family bathroom, which completes the internal accommodation of the property.

This is a rare opportunity to acquire a home that offers not only space and quality inside and out but also an enviable setting with total privacy and countryside views in every direction.





A SPACIOUS FAMILY HOME WITH A PADDOCK & POND



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: [01759 303202](tel:01759303202) 



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
	57	
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Salhouse, Bubwith, YO8 6DP
Reference: 2443

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services Mains water & electric.



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Approx. Gross Internal Floor Area 1790 sq. ft / 166.30 sq. m

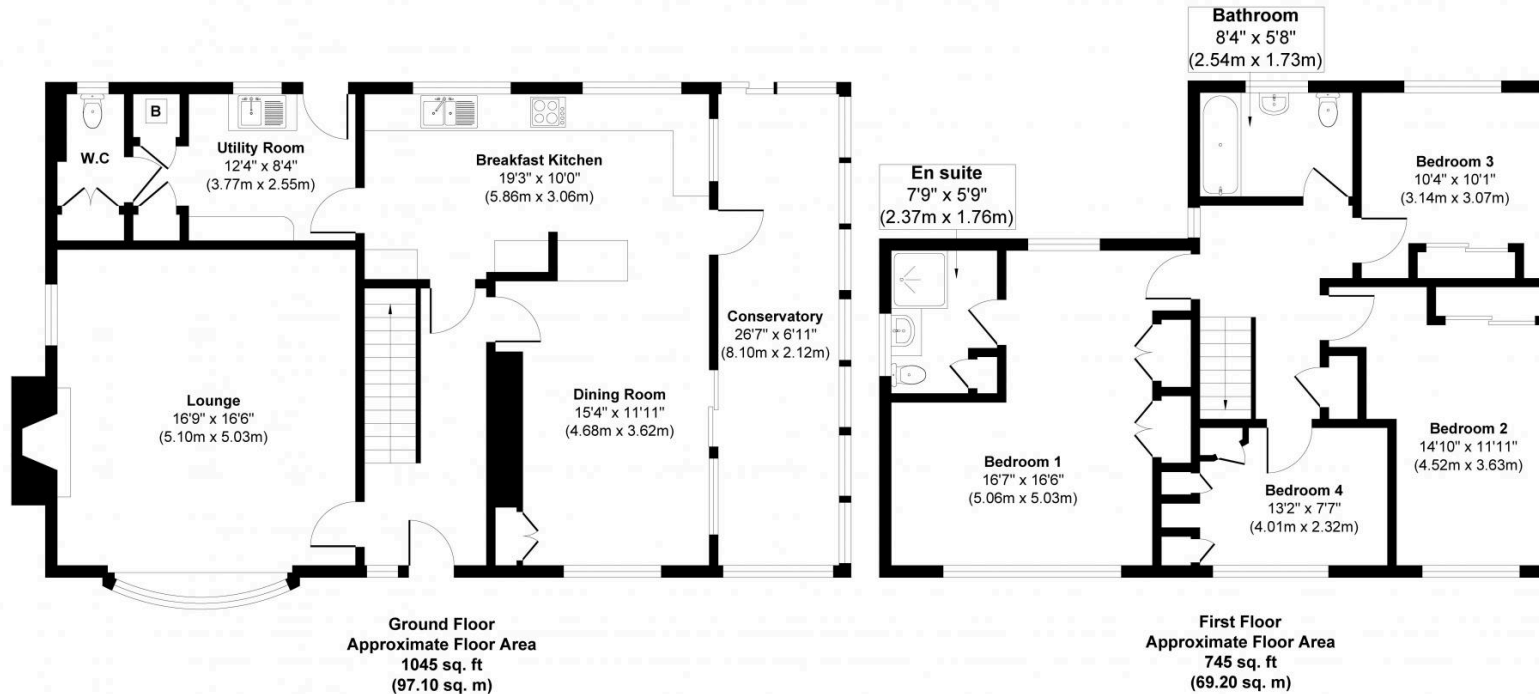


Illustration for identification purposes only, measurements approximate, not to scale.

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