



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 £710,000

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. A truly unique country home set in just under an acre, surrounded by open fields and breathtaking views. It is located on the edge of the popular village of Bubwith, with its excellent local amenities.

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.

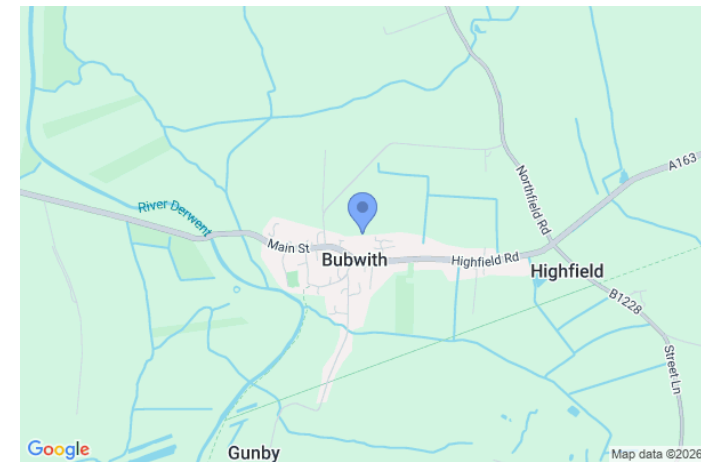
Inside, the home is equally impressive. A welcoming entrance hall leads to a spacious living room with feature log burner, perfect for cosy evenings. The large kitchen diner is the heart of the home and is finished with granite worktops, integrated appliances including a Everhot electric range cooker 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.

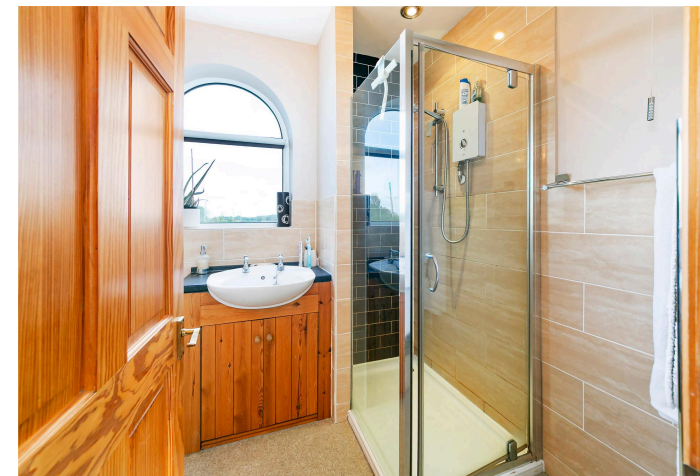




A SPACIOUS FAMILY HOME WITH A PADDOCK & POND



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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A		57	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

England, Scotland & Wales

EU Directive 2002/91/EC

Address: Salhouse, Bubwith, YO8 6DP

Reference: 2443

Environmental Impact (CO ₂) Rating		0	0
		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			

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

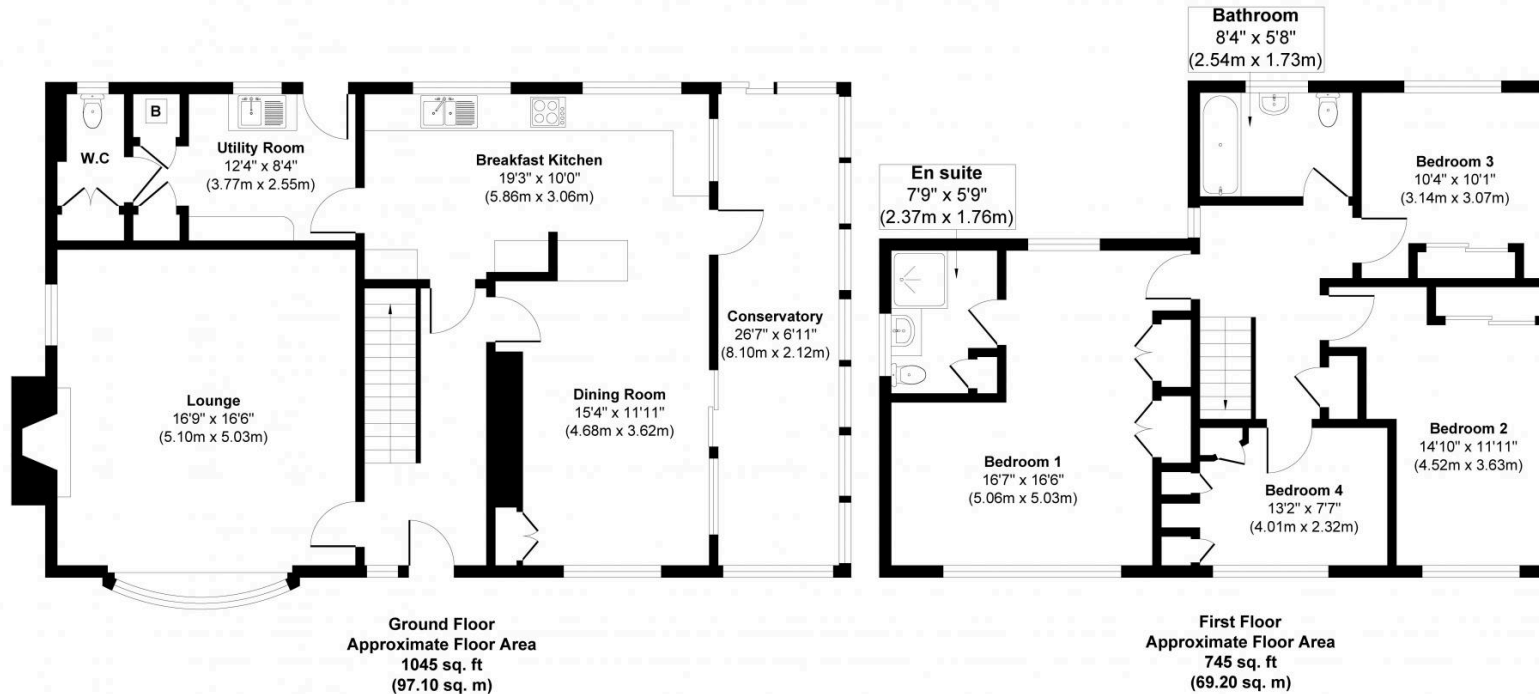


Illustration for identification purposes only, measurements approximate, not to scale.

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