

Wistow Common, Selby

£750,000

Stephensons
estate agents & chartered surveyors

Wistow Common, Selby YO8 3QZ

Est. 1871

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A substantial and skillfully extended five-bedroom detached residence, Wind Gate Hill combines the character of its original late 19th-century cottage with a considerable amount of contemporary living space. The property occupies approximately 0.32 acres and is complemented by an extensive detached garage, space enough for four cars.

The house provides an impressive amount of lateral accommodation, with the original cottage forming the heart of the property and later additions almost doubling its original footprint. It is understood that the original dwelling dates from around 1890, having started life as a modest workers' cottage, traditionally arranged as a small one-up, one-down home.

Over the last two decades, the property has undergone a comprehensive programme of renovation and extension. The principal works were completed around 2011 following planning approval for a substantial two-storey extension together with a further single-storey extension. These alterations significantly increased both the scale and versatility of the accommodation, creating additional bedrooms at first-floor level and the extensive open-plan kitchen, dining and sitting area which now forms the principal living space of the house. The single-storey extension also provided a bright rear hallway and utility room.

With the exception of the formal sitting room, the entirety of the ground floor benefits from underfloor heating and polished limestone tiled flooring, providing a consistent finish throughout the principal living areas.

The present owners have continued to invest in the property, most recently installing a new oil-fired central heating boiler and replacing the windows throughout.

The property is entered through a front entrance door into a welcoming entrance lobby, with the staircase rising to the first-floor landing. Positioned off the entrance hall is a particularly well-appointed cloakroom, designed with the practicalities of country living in mind. A range of fitted cabinetry provides useful storage for coats and everyday items, complemented by a floating wash hand basin and low-flush WC.

Forming part of the original cottage is the formal sitting room, a generous reception room extending to almost 300 sq. ft. and retaining much of the character associated with the original dwelling. An exposed brick fireplace provides the principal focal point, with a cast iron wood-burning stove positioned beneath a substantial oak beam. The room is naturally lit from windows to both the front and eastern elevations, with the latter providing an attractive outlook across the open countryside.







Tenure: Freehold
Services/Utilities: Electricity & water mains, oil central heating, Klarjester system for sewage.
Broadband Coverage: Full fibre connection, up to 1600 Mbps download speed*
EPC Rating: TBC
Council Tax: E - North Yorkshire
Current Planning Permission: No current valid planning permissions, Garage permitted in 2015.

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

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











Beyond the original part of the house, the accommodation opens considerably into the later extension, where the kitchen, dining and sitting areas have been brought together to create an extensive open-plan living space. The proportions allow the room to work equally well for everyday family life or larger-scale entertaining, with each area naturally defined while retaining a strong connection between them.

The kitchen has been fitted with a bespoke range of handmade solid wood wall and base units, providing extensive storage and finished with a considered combination of granite and contrasting oak work surfaces. A substantial central island provides further storage and incorporates a breakfast bar, while a dedicated larder cupboard adds to the overall practicality of the space.

The specification includes a NEFF double oven and grill, built-in microwave, dishwasher, fridge and freezer, together with a wine fridge, all integrated neatly within the cabinetry. The principal preparation area is positioned beneath a pair of windows, bringing natural light across the kitchen.

Polished limestone flooring continues throughout the open-plan space, linking the kitchen with the adjoining dining and sitting areas. There is ample room for a substantial dining table alongside comfortable seating, while a wide set of timber-framed bi-folding doors opens directly onto the garden, allowing the living space to extend naturally outside during the warmer months.

The kitchen leads off to a rear hallway, formed within the single-storey extension and accessed independently from the side of the property. The room has been fitted with a range of cabinetry providing practical storage.

Beyond the rear hallway is the utility room, which has been fitted with a further range of wall and base units together with a secondary sink and drainer and provision for laundry appliances. The room also houses the oil-fired central heating boiler and controls for the property's underfloor heating system.

Ascending to the first floor, a central landing provides access to five bedrooms and the house bathroom.

The principal bedroom is positioned to the right of the landing and is approached through a useful walk-in dressing area, benefiting from fitted oak wardrobes, creating a degree of separation between the landing and bedroom itself. The bedroom is complemented by a private en-suite bathroom comprising a walk-in shower, vanity wash hand basin, low-flush WC, bidet, chrome heated towel rail and wall-mounted mirror.

The principal bedroom enjoys a particularly attractive outlook, with two sets of double glazed windows positioned to the front and side elevations framing far-reaching views across the adjoining fields and countryside beyond.
There are a further four well-proportioned bedrooms positioned to the opposite side of the landing. Each benefits from a double glazed window and central heating radiator, with the bedrooms adjoining the rear elevation particularly well placed to enjoy views across the garden and open countryside beyond.

The guest bedroom benefits from its own private en-suite shower room and also has a Velux rooflight, providing additional natural light to the room.

Bedroom three is currently arranged as a dedicated home office, with a comprehensive range of fitted office furniture and cabinetry. The room remains a genuine double bedroom and could be readily returned to this use with relatively limited alteration, depending upon the requirements of the incoming owner.

The first-floor accommodation is completed by the house bathroom, which is fitted with a traditional three-piece suite comprising an inset bath with shower attachment over, floating vanity wash hand basin and low-flush WC.











Externally, Wind Gate Hill occupies an enviable position on the edge of Wistow Village, surrounded by open countryside and agricultural land. The rural setting is a defining feature of the property, with far-reaching views, established planting and a variety of wildlife enjoyed throughout the grounds.

The property is approached directly from Wind Gate Hill Lane through brick pillars and timber gates, opening onto a concrete driveway which continues alongside the property. There is ample off-street parking for several vehicles.
To the front of the property is a further concrete parking area together with a lawned garden. Beyond this are two well-built timber-framed storage sheds, each with tiled roofs and currently used for gardening equipment and general storage.

The gardens wrap around the property and have been thoughtfully arranged to provide a number of different areas from which to enjoy the setting. There is an extensive Indian sandstone patio, bordered by established herbaceous planting, shrubs and mature trees, providing a natural area for outdoor dining and entertaining.

The rear garden is predominantly laid to lawn and enclosed by established, tree-lined boundaries. A number of native trees and quieter areas have been deliberately retained to encourage wildlife, and the garden benefits from the property's open countryside setting. Among the more unusual features is the original well, which has been sympathetically restored and incorporated into a decorative water feature.

In 2016, the present owners secured planning permission for the demolition of the former garage and construction of a new timber-framed detached garage, space enough for four cars.

The resulting building is considerably larger than a typical double garage and provides a generous amount of internal space, with power and lighting connected. Access is provided through two double doors to the front together with a further pair of double doors and a conveniently placed pedestrian door. All double doors can be accessed electronically, removing the need to exit your vehicle before parking up.

The size and layout make the building particularly versatile, whether required for the storage of several vehicles, additional equipment or as a workshop and practical working space.

The garden also benefits from a large shed, with power and light. This would have many uses and functions, between a potting shed to a workshop.

The property benefits from a professionally monitored alarm system, with sensor activation linked to an external monitoring company for added peace of mind.

Wind Gate Hill represents a rare opportunity to acquire a substantial and beautifully appointed country residence, occupying an enviable position surrounded by open countryside. The property combines extensive and versatile accommodation with established gardens extending to approximately 0.32 acres and a substantial detached double garage.





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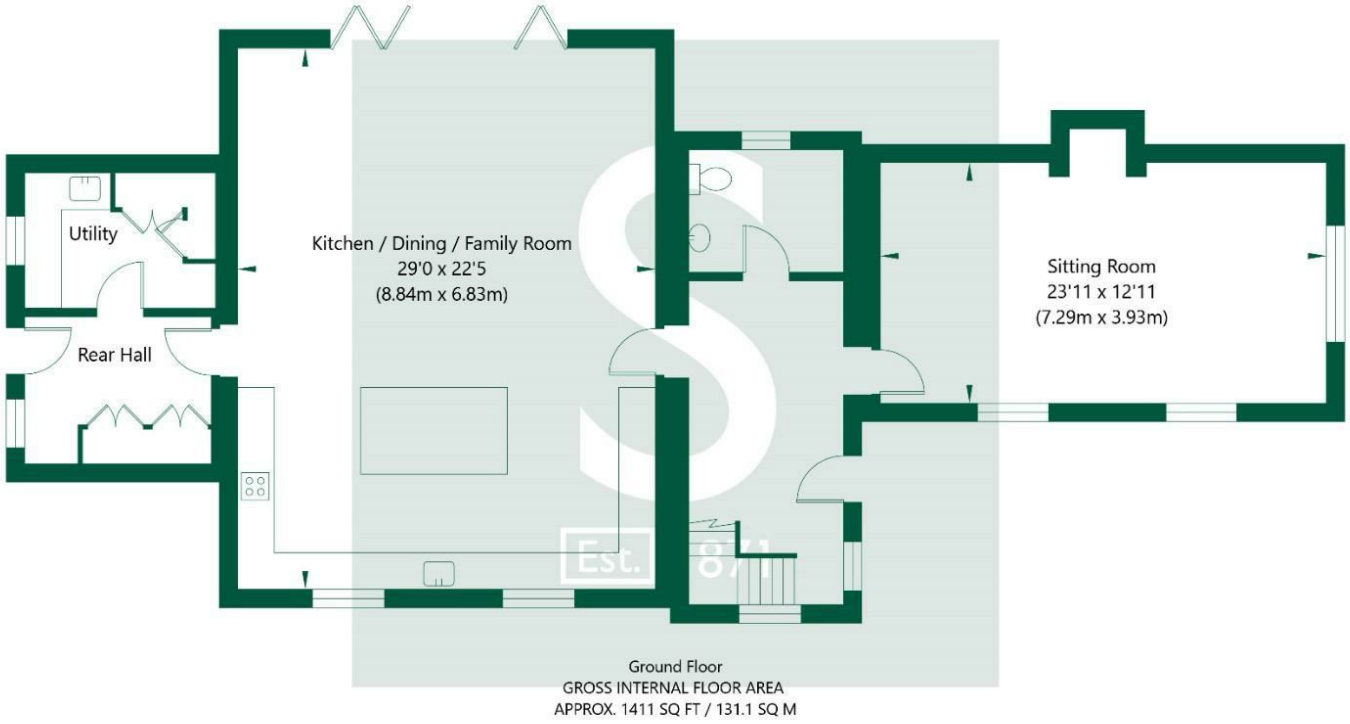
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2597 SQ FT / 241.28 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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