



18a Church Street, Selby

£795,000

- Exceptional family home
- Attached garage
- 3,771 sq.ft of internal living accommodation
- 6 Bedrooms
- Extensive open plan living kitchen
- Impressive outdoor space
- 0.24 acre plot
- No onward chain
- Versatile Annexe living to the ground floor

An impressive and generously proportioned detached residence, offering over 3,700 sq.ft of contemporary living space, set within a private 0.24-acre plot.

Discreetly set back from the road behind a sweeping gravel driveway, this impressive home offers a sense of privacy and grandeur from the very first approach. The driveway leads to a generous parking area and an integral garage, framed by mature planting and refined landscaping.

The current owners have undertaken an extensive programme of renovation and enhancement, resulting in a property that has been significantly extended, reconfigured, and exquisitely modernised throughout. The ground floor offers exceptional versatility, including the potential for an annexe-style living arrangement—ideal for multi-generational families or guest accommodation.

Upon entering through the charming front porch, you are welcomed into a spacious and elegant entrance hall, complete with a feature staircase and a stylishly appointed guest WC. To the front aspect, a private study and a formal lounge provide sophisticated spaces for work and relaxation. A substantial utility/boot room offers extensive storage, fitted laundry facilities, and direct access to the garage—perfect for practical family living.

To the opposite side of the hallway, a cosy living room/snug with a characterful log-burning stove flows seamlessly into the heart of the home—an expansive open-plan kitchen and dining area. Thoughtfully extended to create an exceptional family living and entertaining space, the rear of the property also features a state-of-the-art cinema room, a versatile study or guest bedroom, and a contemporary shower room.

The kitchen is a true culinary showpiece. Beautifully designed with grey shaker-style cabinetry and solid quartz worktops, it includes a large breakfast bar and a suite of premium integrated appliances: twin Bosch fridge-freezers, a Neff self-cleaning oven and combi microwave oven, induction hob and dishwasher. Expansive bi-fold doors open onto the rear garden, effortlessly blending indoor and outdoor living.

Upstairs, the first floor comprises six generously proportioned bedrooms. Three principal bedrooms benefit from luxurious en-suite facilities, each finished to an impeccable standard. The remaining bedrooms are served by a superbly appointed family bathroom, complete with a rainfall shower over bath, granite vessel sink, and built-in linen cupboard.

Externally, the property boasts a private, secure, and beautifully landscaped south-facing garden. Bathed in sunlight throughout the day, this serene space is ideal for alfresco dining and entertaining, with a large patio area offering the perfect setting for gatherings of family and friends. The property is perfectly positioned within a private 0.24-acre plot, and enjoys a tranquil setting surrounded by picturesque scenery and idyllic walking routes near the historic church.

Nestled in the heart of East Yorkshire, the highly regarded village of Bubwith offers a rare blend of timeless charm, rich heritage, and modern convenience. With roots dating back to the Domesday Book of 1086, this quintessential English village is steeped in history and character, surrounded by scenic countryside and picturesque walking routes. Residents enjoy an exceptional range of local amenities, including a well-regarded primary school, village shop, traditional public house, award-winning butcher, delicatessen, and hair salon.

Despite its peaceful rural setting, Bubwith is remarkably well connected, with nearby mainline stations at Howden and York providing direct rail links to London King's Cross, Leeds, York, and Hull—making it an ideal location for those seeking a tranquil village lifestyle without sacrificing accessibility.

Offering exceptional space, elegant design, and a superb village setting with excellent connectivity, this beautifully re-imagined family home presents a rare opportunity to embrace the very best of country living in the heart of East Yorkshire.

All viewings are strongly encouraged and strictly via appointment only.

Tenure: Freehold

Services/Utilities: Oil central heating, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

EPC Rating: 69 (C)

Council Tax: East Riding of Yorkshire Band F

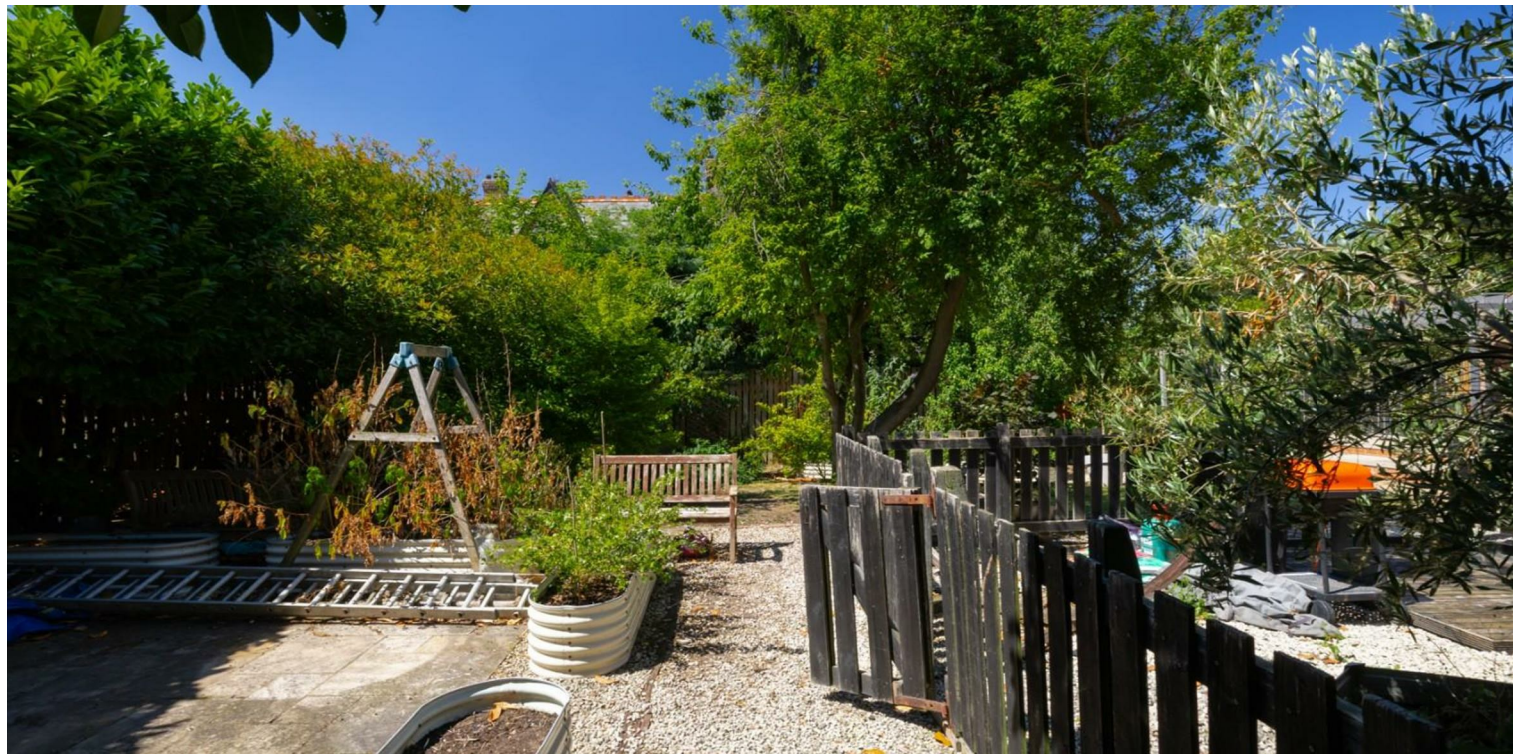
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

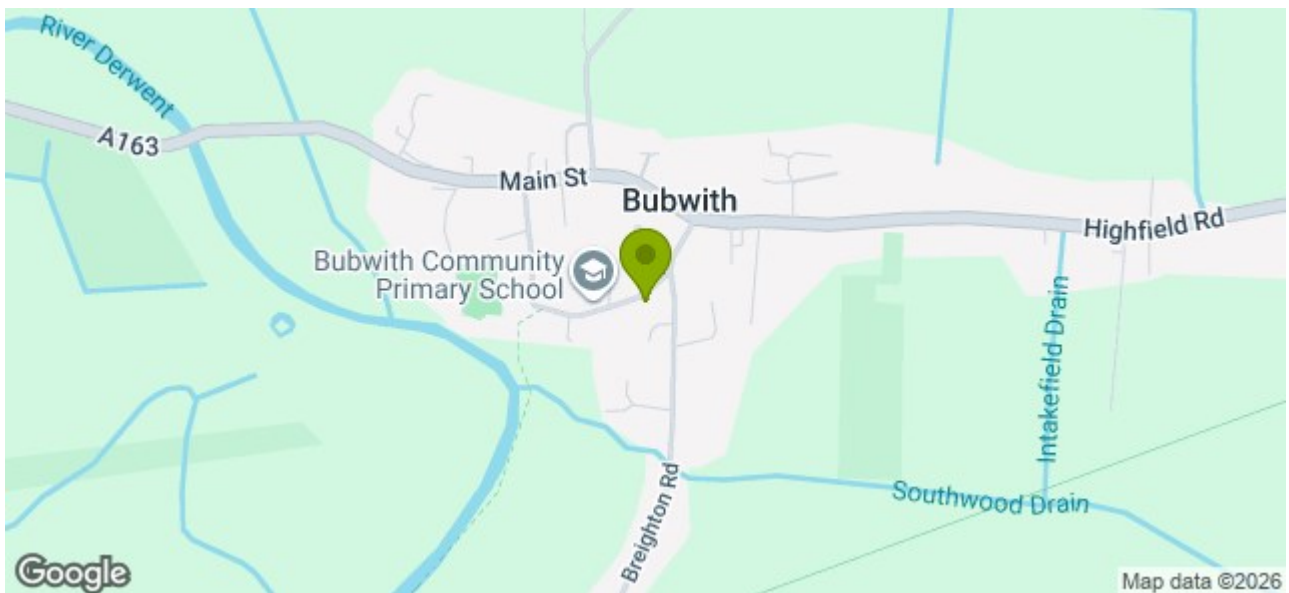
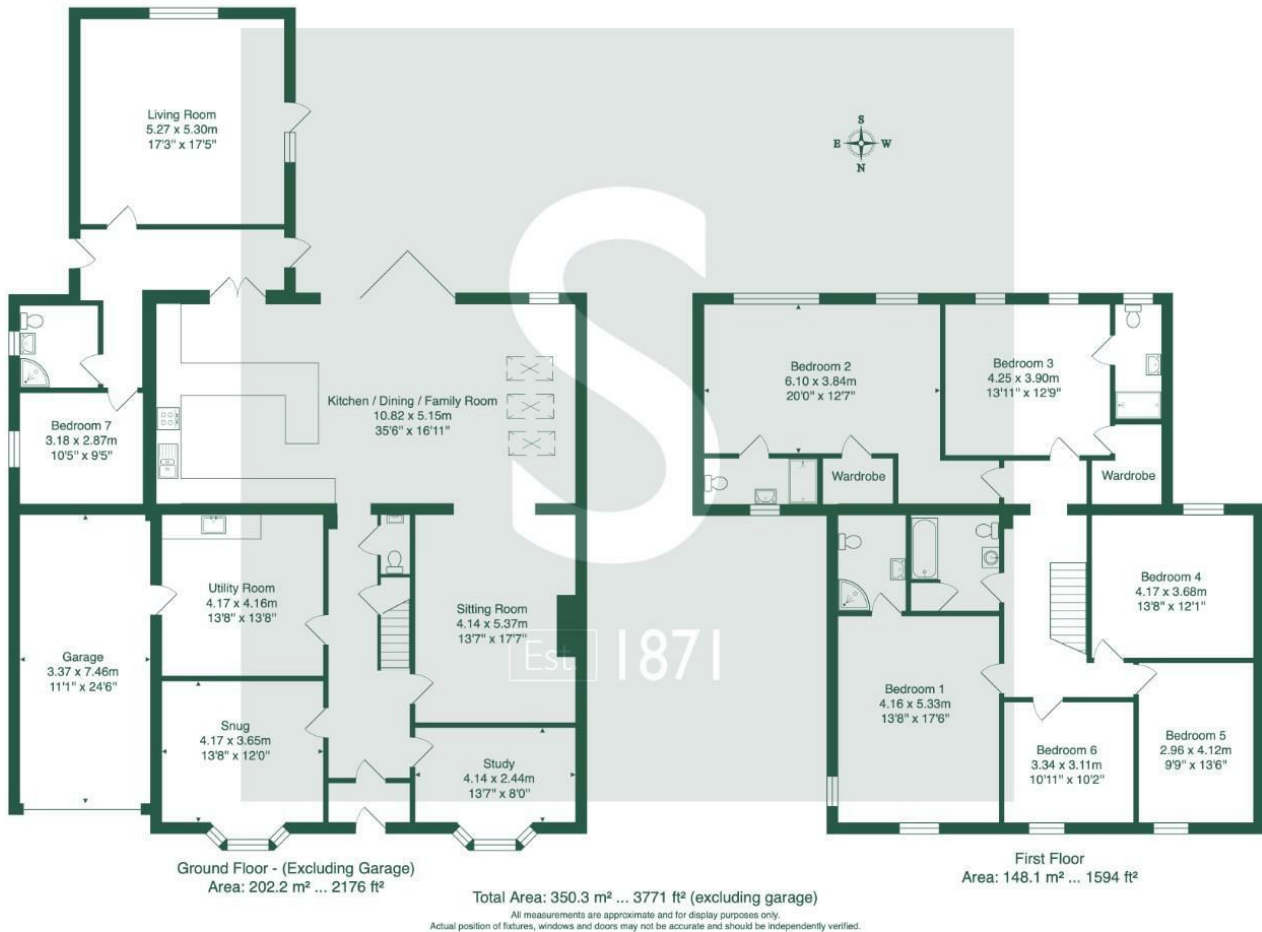
Viewings: Strictly via the selling agent – Stephenson's Estate Agents – 01757 706707

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





Church Street, Bubwith, YO8 6LW



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