

Tythe Farm Main Street, Hemingbrough, Selby, YO8 6QE

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EXCLUSIVE

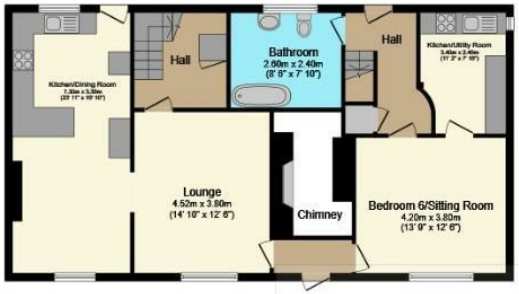
Tythe Farm Main Street, Hemingbrough, Selby, YO8 6QE

Asking Price £525,000

NO ONWARD CHAIN. Hunters Selby are delighted to offer for sale this exceptional 18th-century grade 2 listed residence perfectly blends period charm with modern comfort, showcasing a wealth of original character features. From traditional sash windows and exposed timber beams to rustic interior doors, every corner of the home reflects its rich heritage.

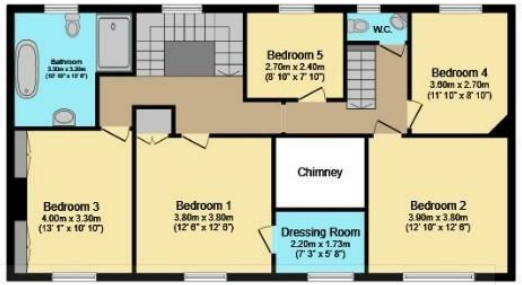
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Ground Floor

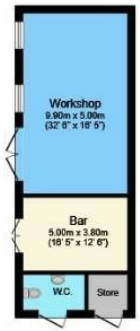
Floor area 92.0 sq.m. (991 sq.ft.)



First Floor

Floor area 94.9 sq.m. (1,022 sq.ft.)

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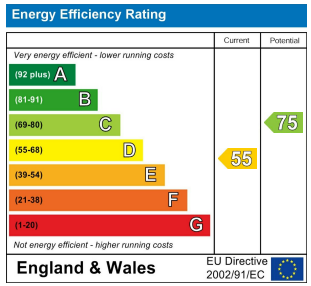
Outbuildings

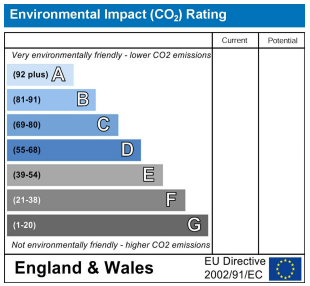
Floor area 24.4 sq.m. (263 sq.ft.)

Total floor area: 211.3 sq.m. (2,275 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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DESCRIPTION
Hunters Selby are delighted to offer for sale this exceptional 18th-century residence perfectly blends period charm with modern comfort, showcasing a wealth of original character features. From traditional sash windows and exposed timber beams to rustic interior doors, every corner of the home reflects its rich heritage.

The property boasts a stunning country-style kitchen, complete with solid oak worktops, a classic Belfast sink, a range cooker, and an inviting open fireplace—creating a warm, sociable space for both family living and entertaining. The main lounge offers a grand inglenook fireplace with a multi-fuel log burner, lending the room a distinctly cosy and welcoming feel.

Uniquely designed with two staircases, the layout offers great flexibility—ideal for multigenerational living, guest accommodation, or business use. The secondary section of the property, accessed via its own entrance, includes a kitchenette/laundry space, bathroom and a sitting room that could easily be used as a sixth bedroom. With its own staircase, this area makes a perfect self-contained annex.

Upstairs in the main residence are five generous double bedrooms. Bedroom one with a walk-in wardrobe, offering a touch of traditional luxury. The family bathroom is beautifully appointed with a freestanding roll-top bath, a large double shower, and period-style tiling that complements the home's heritage charm.

Further highlights include a small cellar—ideal for wine storage—and a characterful home office that retains an original, historic-style sink from the property's early years. Every detail has been carefully considered to preserve the character of the home while ensuring it remains practical for contemporary living.

The exterior is equally impressive. The front presents classic kerb appeal, framed by a low hedge and metal fencing, while a tall wooden side gate gives secure access to the rear. The enclosed rear garden is bordered by brick walls, offering complete privacy and security, and opening onto a graveled driveway with double gates for ample off-road parking.

A standout feature is the substantial brick-built workshop/double garage, equipped with power, lighting, and loft storage—perfect for crafts, hobbies, or vehicle storage. Next to this, a charming outdoor bar area—with lighting, power, and running water—provides an ideal setting for entertaining or summer gatherings.

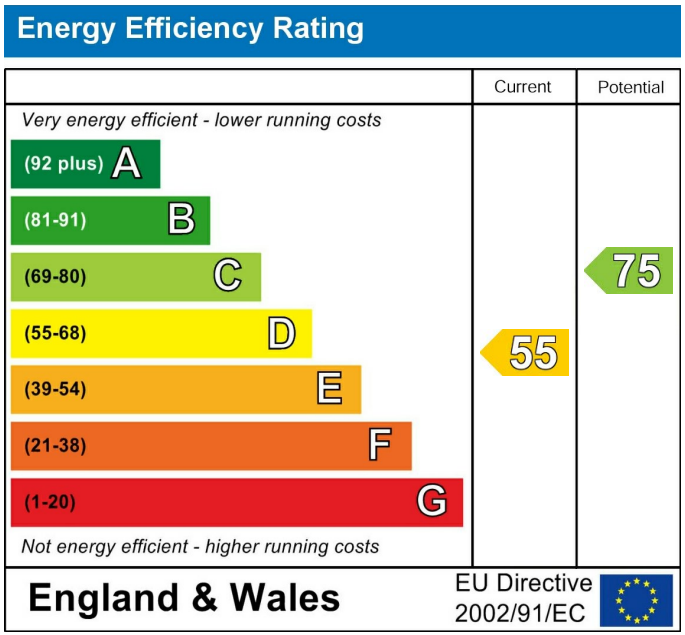
The garden itself offers a balance of relaxation and practicality, featuring a spacious patio for alfresco dining, a well-tended lawn for children or pets, and a tranquil setting that suits both quiet enjoyment and social occasions.

This is truly rare opportunity to purchase a historic home of exceptional charm, versatility, and space—thoughtfully updated for modern family life. Viewing is highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION
The ancient village of Hemingbrough lies approximately five miles' south-east of Selby. The landscape in the immediate area is dominated by the beautiful 12th Century St Mary's Church located within the village. You can also find in the village, a Chinese, a bakery, a convenience store and a pair of pubs. Education is provided in Hemingbrough by the highly rated primary school, and there are convenient bus links to Selby and Goole.

DIRECTIONS
From Selby take the A19 north towards York and take the first turning signposted A63 Howden. Continue along through the villages of Osgodby and Cliffe. On entering the village of Hemingbrough turn right onto Main Street and Tythe Farm can be identified by our Hunters exclusive For Sale Board.

Material Information - Selby
Tenure Type; Freehold
Council Tax Banding; F
EPC Rating : D



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.


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