



Newland, Selby

£585,000

Stephensons
estate agents & chartered surveyors

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Newland YO8 8PS

Est. 1871 £585,000

Nestled in an idyllic rural location within the highly sought-after hamlet of Newland, Owl Lodge is an exceptional detached residence that epitomises refined country living.

The property is further enhanced by private equestrian facilities, including stables and a paddock, making it a unique offering for equestrian enthusiasts or those seeking a lifestyle property with land.

The current owners have recently completed an extensive programme of works, modernising and reconfiguring much of the home. A standout project was the transformation of the kitchen, enjoying an expansive open-plan living kitchen space. The kitchen itself has been thoughtfully designed, featuring bespoke shaker-style units in a striking navy blue, complemented by luxurious quartz work surfaces. Every detail has been considered, with all windows and doors replaced with brand-new units in a Agate grey, including the rear patio doors, which further enhance the property's character.

Other significant improvements include the creation of a stunning new house bathroom, the installation of a wood-burning stove in recent years to the main lounge, and the complete replastering, painting, and recarpeting of much of the ground floor, ensuring a seamless flow of quality finishes



Tenure: Freehold
 Services/Utilities: Mains electric and water are understood to be connected. LPG Gas is connected for the heating. A private septic tank serves the drainage.
 Broadband Coverage: Up to 1800 Mbps download speed*
 EPC Rating: E - 43
 Council Tax: E - Selby
 Current Planning Permission: No current valid planning permissions



throughout.

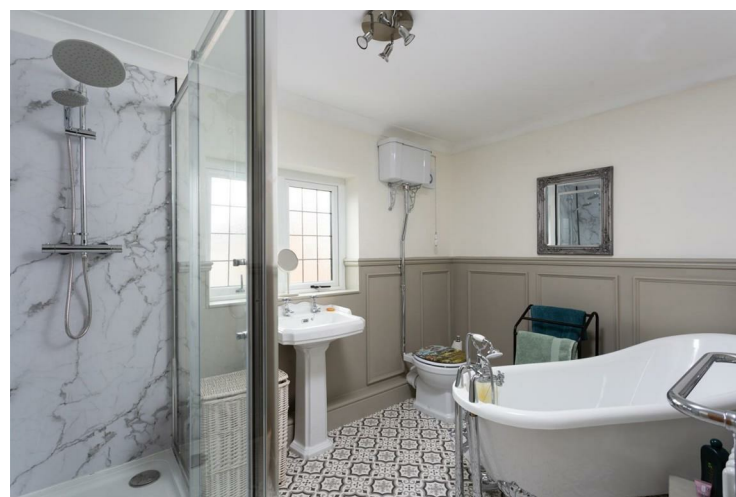
Spanning over 1,800 sq.ft, this impressive home exudes a sense of space and quality from the moment you step inside. The ground floor centres around the beautifully redesigned open-plan kitchen, which is both a functional workspace and an elegant entertaining area. With generous proportions and a natural flow, it is a space designed for both family living and social gatherings. The kitchen was upgraded in 2025, incorporating bespoke cabinetry, quartz work surfaces, and a striking central island.

A substantial sitting room provides a more formal retreat, offering the perfect space for relaxation or entertaining. Flooded with natural light, it features an exposed brick fireplace with a wood burner and timber mantel, preserving the home's character while adding warmth and charm. Practicality is equally considered, with a separate utility room, cloakroom, and integral access to the large garage.

On the first floor, five well-proportioned bedrooms offer flexible and luxurious accommodation. The principal suite is particularly noteworthy, offering excellent proportions and a serene outlook, while the remaining bedrooms provide ample versatility for family living, guest accommodation, or home office space. A stylish, newly completed family bathroom and additional facilities complete the upper floor.

Externally, Owl Lodge truly excels. The property occupies a generous 1.03-acre plot, with the added benefit of its own stables and paddock, making it an ideal property for equestrian use or for those seeking a private lifestyle with land.

Accessed directly from the main street, the property is approached through two brick pillars and a double gate, leading to a substantial block-paved driveway that extends alongside the garage. Two swing timber-framed gates provide access to the paddock at the rear. The property enjoys ample space to the front and side, with the majority of the land situated at the rear.



The double garage is accessed via two manual doors, with plenty of space inside with power and lighting connections available.

Immediately behind the house, a raised patio area, mostly paved with Indian stone, creates an ideal spot for outdoor entertaining. Two sets of steps lead down to the private garden, which is predominantly laid to lawn and enclosed by fenced boundaries on all three sides. Beyond the garden, a 0.74-acre paddock is fully enclosed and benefits from two newly installed timber stables, both equipped with electric and water connections, offering further equestrian potential.

The surrounding countryside provides a peaceful and private setting, with expansive views and a true sense of tranquillity. Despite its rural charm, the property remains conveniently located for access to Selby and wider transport links, combining the best of both worlds.

Owl Lodge presents a rare opportunity to acquire a substantial country home with genuine lifestyle appeal, perfectly blending modern comforts with the serenity of rural living. The property is presented to the open market with vacant possession and crucially no onward chain.

Agents note:

The sellers have previously rented approximately 12.75 acres of land from the neighbouring local farmer, located directly behind the land owned by this property. It is understood that the same farmer is open to considering a rental arrangement for the same amount of land with the next legal occupier of this property, subject to the farmer's approval and any terms they may set. Any such agreement is not guaranteed, and further details, including rental charges, can be discussed with the selling agent.



Partners:

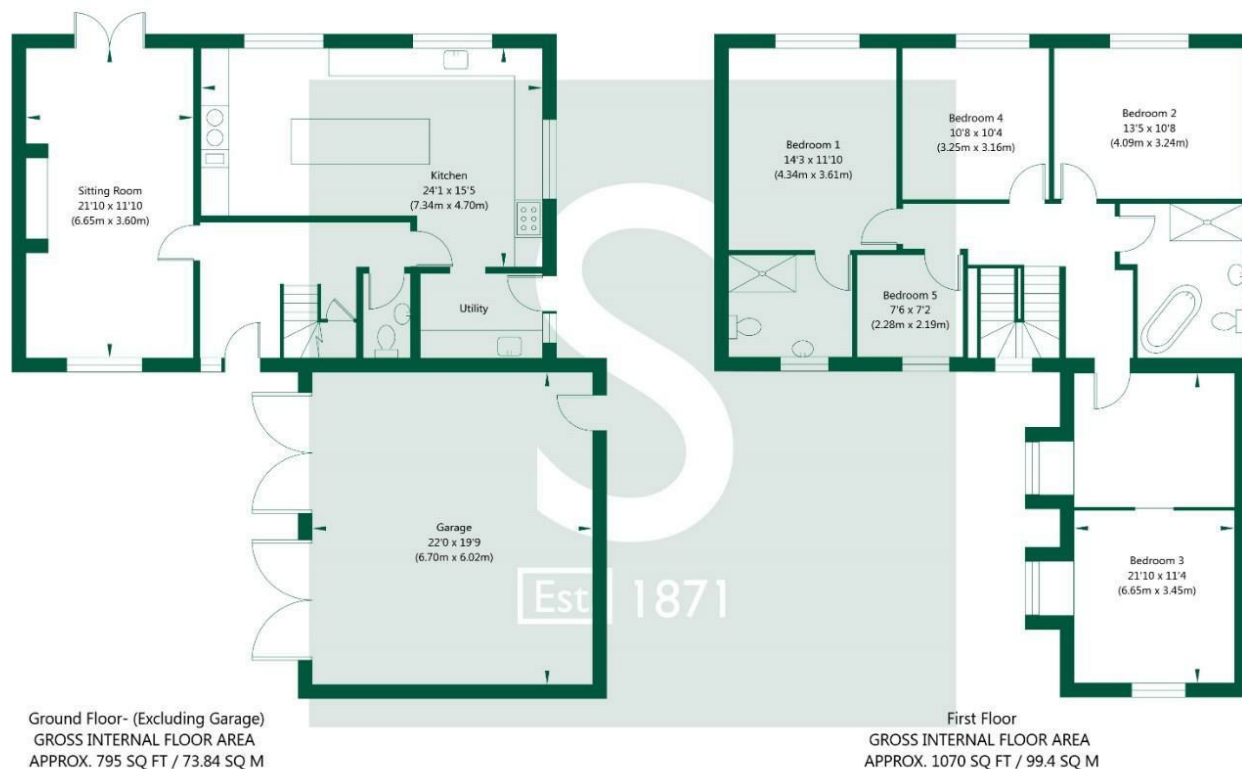
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Owl Lodge, Newland, Selby, YO8 8PS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1865 SQ FT / 173.24 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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