



**Hill Top, Barlby, Selby**

Offers Over £500,000

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Hill Top,  
Selby YO8 5JQ

Est. 1871

Offers Over £500,000

Guide Price of £530,000

An exemplary detached family home set across three floors, Red House spans over 2,900 sq. ft. of contemporary living space, set within grounds approaching a fifth of an acre.

This impressive double-fronted property dating back to the 1850s, holds a prominent position in the village, easily recognised by its impressive stature along Hill Top. The crisp white rendering contrasts beautifully with the stone window surrounds and traditional, red-tiled roof, making the property a standout feature in the local area, further enhanced by well-maintained shrubs and trees along the front brick boundary wall.

Owned by the current family for almost two decades, the property has undergone extensive modernisation, blending the charm of a period home with the convenience of modern living. Careful attention has been paid to maximising space and restoring the property to its full potential, ensuring a perfect balance of character and contemporary style.

One of the most notable updates is the kitchen, which has been thoughtfully redesigned in recent years. Installed by a local bespoke kitchen company, the hand-crafted units feature solid oak work surfaces and are centred around an impressive inset Rangemaster cooker. A solid oak beam spans above, complemented by a white fully tiled backdrop. The kitchen's central island serves both as additional storage and a breakfast bar, while natural light floods the space through two double-glazed windows, one to the side and one to the rear.

Off the kitchen, to the rear of the property, is a spacious and practical boot room, offering rear access to the outdoors and housing the central





heating boiler in a cupboard. This area offers considerable potential for conversion into a utility room, tailored to the individual's needs.

Positioned at the front of the property, adjacent to the kitchen, is the formal dining room. This generous space is ideal for entertaining, featuring exposed timber ceiling beams and a charming, exposed brick fireplace, enhancing the room's warmth and character.

On the opposite side of the property, the formal lounge offers a generous space of over 300 sq. ft., featuring a central oak beam across the ceiling and a traditional gas fireplace as the room's focal point. A double-glazed window to the front elevation allows natural light to fill the space, while a set of sliding doors leads seamlessly into the garden room, extending the living area further.

The current owners have enhanced the conservatory by replacing the previous uPVC-framed roof with a solid, tiled roof, allowing the room to be enjoyed year-round. This thoughtful update has provided invaluable additional living space, becoming a key feature of the ground floor layout. The room is surrounded by double-glazed windows that overlook the rear garden, with a central heating radiator ensuring year-round comfort. French doors leads directly out to the garden, connecting the interior to the outdoors.

The ground floor accommodation is further complemented by a beautifully appointed house bathroom, featuring a spa-like inset Jacuzzi bath, surrounded by elegant tiling, and a floating hand wash basin that adds a modern touch to the space.

Ascending to the first floor, a central landing provides access to three well-proportioned double bedrooms and a dedicated home office. Two of the three bedrooms are enhanced by their own private en-suite facilities, both of which have been recently updated by the current owners. Each bedroom benefits from a double-glazed window and a central heating radiator, ensuring comfort and light-filled rooms.

A secondary staircase leads to the top floor, where two additional bedrooms are located. These are referred to as Bedrooms 4 and 5 in the sales particulars, and both offer generous double-sized spaces. Bedroom 4 is the slightly larger of the two, with the added benefit of two double-glazed Velux windows allowing plenty of natural light. Additionally, there is ample eaves storage.

Externally, the property enjoys a prominent position along Hill Top within





the village, accessed via a private driveway on the left-hand side of the property, which leads to the rear. Here, the driveway opens up to a generous hardstanding area, providing ample parking for several vehicles. The grounds extend to just shy of a fifth of an acre, with the majority of the land situated to the rear of the property.

The left boundary is lined with a number of mature trees, offering valuable privacy from the neighbouring property, while a fence separates the parking area from the private, lawned garden.

The rear garden is deceptively spacious, predominantly laid to lawn and fully enclosed by fenced boundaries. The current owners have thoughtfully installed timber decking immediately outside the garden room, creating a perfect space to enjoy both morning and afternoon sunshine. The decking extends alongside the garden room and leads towards the workshop.

The workshop, a single-storey building located along the right elevation of the main house, provides an invaluable space for storage or as a workshop. It is equipped with power and lighting, and offers potential for conversion into additional living accommodation, subject to planning approval.

The lawns are immaculately maintained, bordered by herbaceous plants and the garden stretches along both the right side and the front elevation, further enhancing the property's appeal.

The current owners have cherished their time here, creating lasting family memories in a well-proportioned family home perfectly suited to their needs. Located in a sought-after residential area, this home offers both comfort and practicality, with plenty of room for family life.

Viewings are highly recommended and strictly by appointment only.



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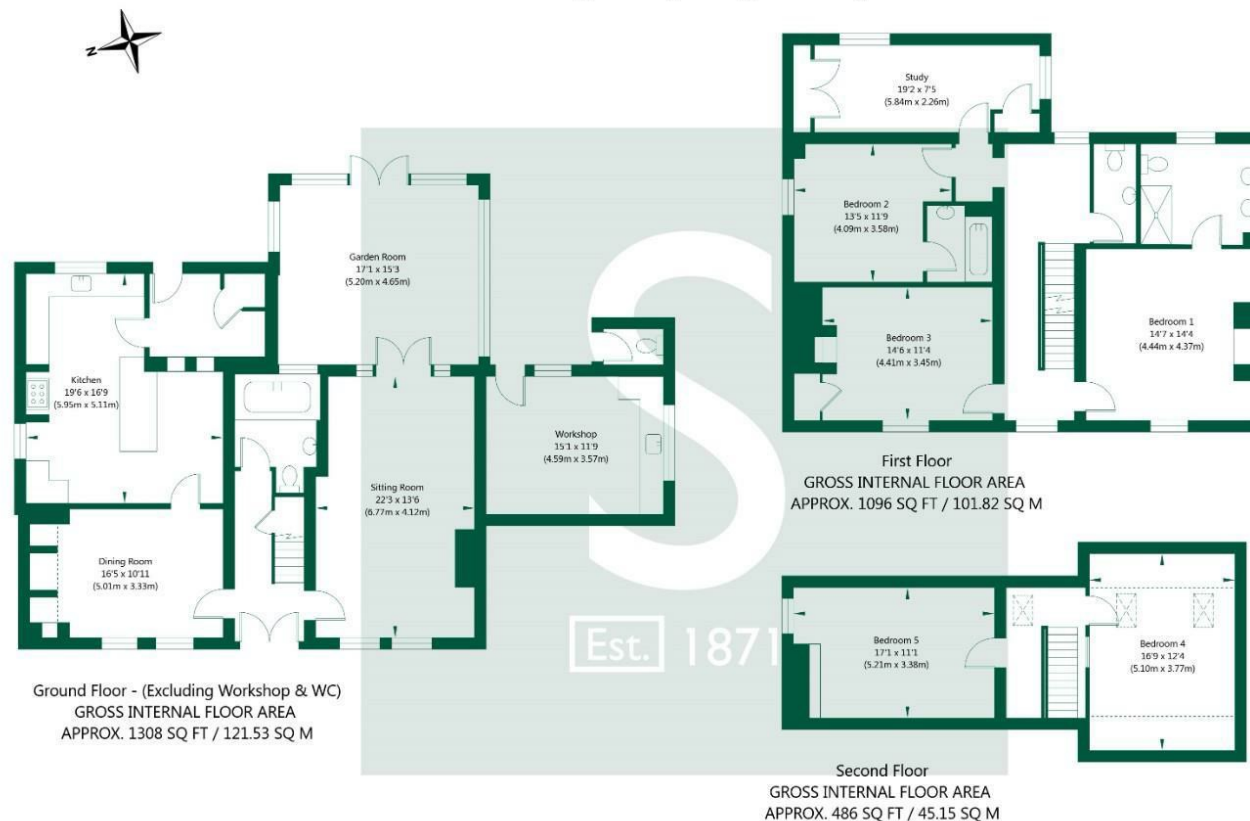
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 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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