



Manor Barn Newland, Selby, YO8 8PS

HUNTERS[®]
EXCLUSIVE

Manor Barn Newland, Selby, YO8 8PS

Asking Price £535,000

DESCRIPTION

Manor Barn is an impressive individual detached residence offering spacious and versatile accommodation arranged over three floors. Ideally suited to family living, the property combines generous living spaces with a wealth of practical features, including LPG central heating, UPVC double glazing, a septic tank and extensive off-road parking. The property is approached via a private driveway, providing parking for several vehicles and leading to a double garage. Upon entering, a welcoming and spacious entrance hall provides access to the well-proportioned ground-floor accommodation. The ground floor comprises a well-equipped kitchen, separate dining room, utility room, shower room, home office and bedroom with dressing room, offering excellent flexibility for modern family life, multi-generational living or those working from home. To the first floor is a generous lounge, together with three further bedrooms, one of which benefits from an en-suite, and a family bathroom. A staircase continues to the second floor, where a further bedroom provides additional private accommodation. Externally, the property is set within a generous plot, with mature trees and established gardens providing an attractive and private setting. A patio area offers an ideal space for outdoor entertaining and relaxation with its generous accommodation, substantial grounds, extensive parking and range of versatile spaces, Manor Barn offers a rare opportunity to acquire a distinctive five-bedroom family home in the popular village of Newland. Viewing is highly recommended to fully appreciate the size, versatility and setting of this exceptional property. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Manor Barn is located in the peaceful village of Newland. Nearby villages of Camblesforth and Snaith are served by a number of highly regarded primary and secondary schools eg. Drax (Read Private School), Carlton and Snaith. In the surrounding area there are shops, amenities, public houses with reputations for good food and beverages. Selby market town has a selection of shops, pubs, restaurants and a bustling market once a week. Close to all local amenities including Tesco, Sainsburys and Morrisons Supermarkets, Abbey Walk Retail Park and the Market Cross Shopping Centre, with mainline railway links to Kings Cross, London and the famous Selby Abbey. The city of York is approximately 22 miles away and the new by-pass has enhanced the road networks with easy access to York, Leeds, Hull, Doncaster with excellent road communications being A19, M62, A64, A1/M1 and M18.

DIRECTIONS

Leave Selby on the A1041 Bawtry Road, take the A645 sign to Drax, follow the road into Drax and take the right hand turn onto Church Dike Lane. Continue on Brier lane and the property can be identified by our Hunters for sale board.

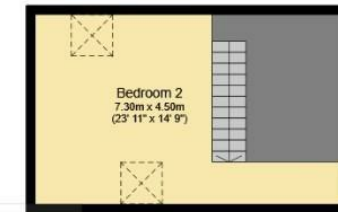
Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; F
EPC Rating : E

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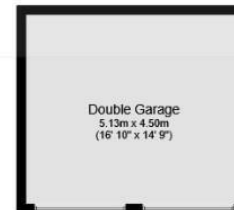
Ground Floor



Second Floor



First Floor

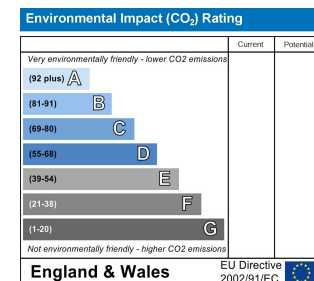
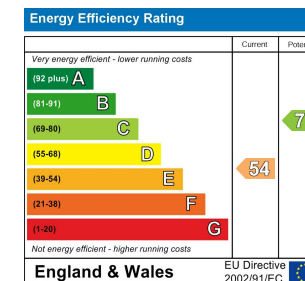


Floor Plan 4

Total floor area: 261.5 sq.m. (2,814 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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