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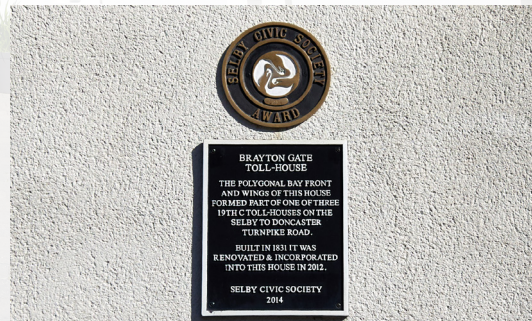
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DONCASTER ROAD, SELBY, YO8 9AU



Brayton Gate Toll House, Doncaster Road - A Landmark Home Rich in History, Re-imagined for Modern Living

Positioned on the historic Doncaster Road, one of the region's most important coaching routes long before the arrival of the railways in Selby, this exceptional home forms part of a remarkable piece of local heritage.

Originally constructed in 1831 as one of three toll houses serving the Selby to Doncaster Turnpike, the property would once have stood at the heart of a thriving route, collecting tolls from passing travellers, merchants and stagecoaches moving goods and people between key Yorkshire towns. Today, it stands as a beautifully preserved and thoughtfully re-imagined home, seamlessly blending its rich past with contemporary living.

Recognised for its sensitive renovation and architectural significance, the property was awarded the 2014 Selby Civic Society Award, a testament to the quality and care taken in its transformation.

Internally, the home offers an impressive and highly versatile layout, centred around a striking, open-plan living space where character meets modern design. A feature brick fireplace with an inset electric stove provides a natural focal point, while the expansive proportions create an ideal environment for both everyday living and entertaining.

- Former 1831 Toll House with Selby Civic Society recognition
- Beautifully renovated and reconfigured
- Spacious four bedroom detached home (approx. 1,900 sq ft)
- Stunning open plan lounge, study and snug area
- Character features including exposed beams
- Modern kitchen breakfast room opening into the open plan living space
- Bright orangery opening onto the garden
- Principal bedroom with en-suite plus family bathroom
- Attractive gardens, driveway and attached garage
- Impressive garden room with bar and electrics for entertaining

The kitchen has been thoughtfully designed with both practicality and flow in mind, connecting seamlessly to the main living areas and creating a true hub of the home. Additional reception spaces offer excellent flexibility, whether for entertaining, relaxing or everyday family life, along with the added convenience of a ground floor WC.

Upstairs, the property continues to deliver, with well-proportioned bedrooms including a generous principal suite with en suite facilities, complemented by further bedrooms and a stylish family bathroom.

Externally, the property makes an immediate impression. Set behind gated access, there is ample parking along with a single garage, while the grounds provide both privacy and space. A particular highlight is the detached bar and entertainment space, perfect for hosting and enjoying the property's sociable layout to its fullest.

In summary, the property is a rare opportunity to acquire:

- A landmark home dating back to 1831
- Part of the historic Selby to Doncaster Turnpike route
- Award-winning renovation (Selby Civic Society, 2014)
- Beautifully balanced blend of character and modern design
- Versatile, open-plan living spaces ideal for entertaining
- Gated frontage with ample parking and detached garage
- Separate bar/entertainment building

Homes of this historical significance rarely come to the market, especially with such a high-quality modern finish. Brayton Gate Toll House offers not just a place to live but a property with a story - one that continues into its next chapter.

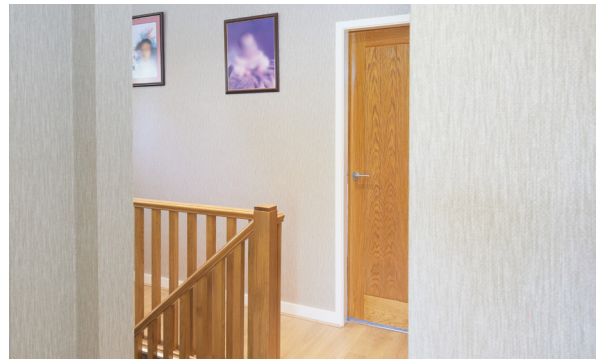








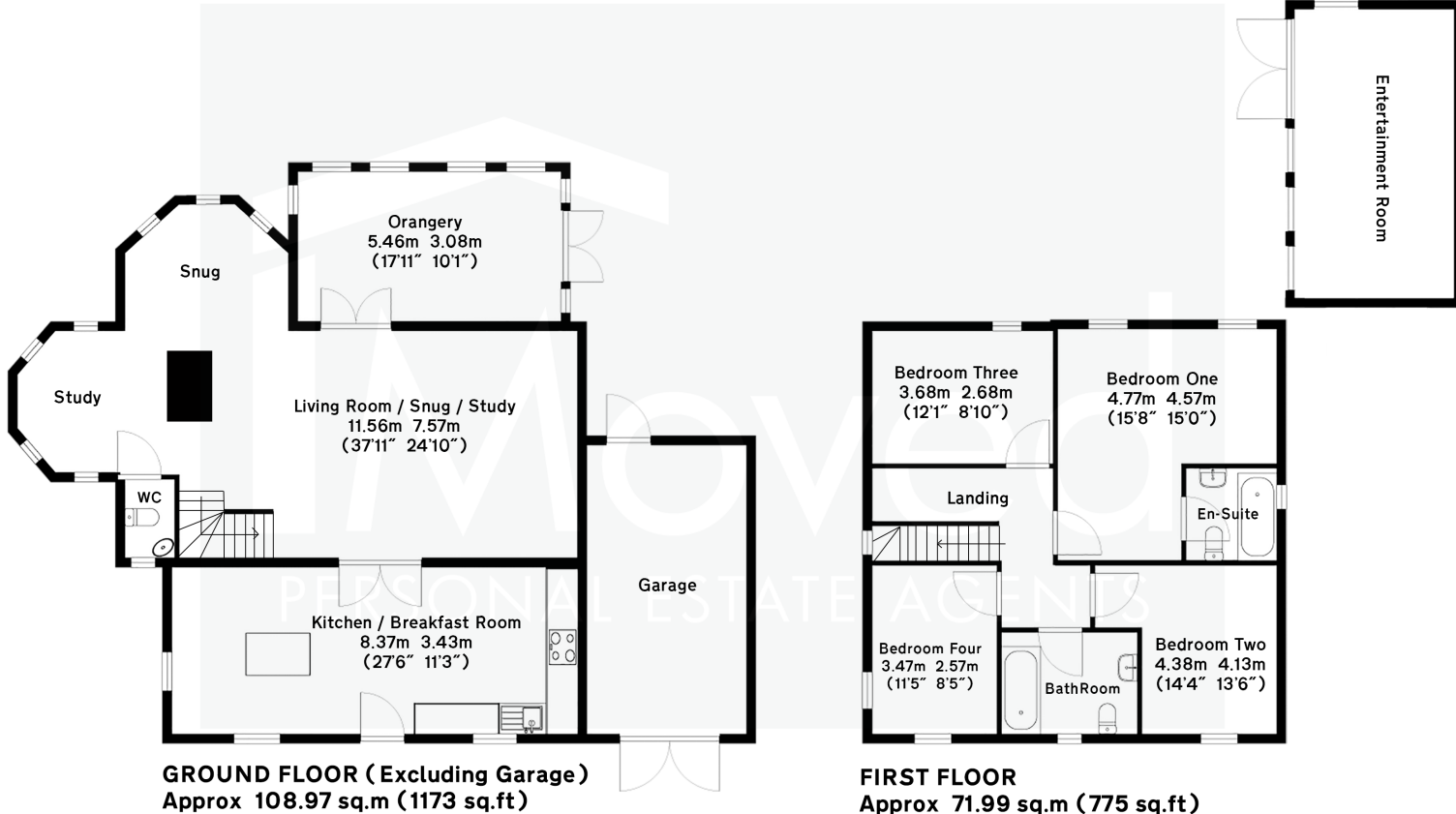








TOTAL FLOOR AREA
Excluding Garage & Entertainment Room
181 sq.m. (1948 sq.ft.) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with 4Plan. COPYRIGHT IMOVED LTD



PUBLIC TRANSPORT



NUMBER 164



Selby 1.5 miles

SCHOOLS



Selby, Longman's Hill Primary School	0.3 km
Selby Abbey Primary School	1.1 km
St Mary's Catholic Primary School	0.1 km
Selby High School (Secondary)	0.6 km
Brayton Academy (Secondary)	0.1 km

MAJOR ROADS



A19 (0.05 miles)
A64 (12.8 miles)
M62 J34 (6.3 miles)

TENURE TYPE: **FREEHOLD**

COUNCIL TAX BAND: **F**
EPC **C**

LOCAL AUTHORITY:
Selby / North Yorkshire



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