



Cliffe Common, Selby

£895,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

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Est. 1871

£895,000

Whitemoor Farm is an exceptional detached family residence, offering a unique and rare opportunity to acquire a home of unparalleled appeal. Extending to over 3,000 sq. ft. of beautifully appointed living space, set within approximately 9.48 acres of private land, this property presents an idyllic sanctuary in the heart of the countryside.

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Nestled in a tranquil location south of the A163, between Cliffe and North Duffield, Whitemoor Farm enjoys 360-degree views across undisturbed agricultural land, offering complete privacy and a connection to nature. This is a place where the beauty of the surrounding landscape becomes part of everyday life.

Built in 1995 following planning approval in 1994, the current owners acquired the property in 2001 and have since undertaken a comprehensive programme of enhancements, ensuring that the home offers both character and modern comfort. Among the most notable improvements is the single-storey extension to the front, completed in 2007, which has transformed the home. The extension created an expansive, open-plan kitchen and living area, featuring large glass panels on three sides that frame stunning views of the surrounding countryside. The property benefits from central heating throughout including underfloor heating in the front extension.

The property is accessed via a private, tarmac driveway off Lowmoor



Tenure: Freehold
Services/Utilities: TBC
Broadband Coverage: Up to 76* Mbps download speed
EPC Rating: 147 (A)
Council Tax: Selby Council (F)
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Road, which leads to a block-paved driveway and attached double garage with twin electric up-and-over doors. A welcoming single-storey porch opens into a spacious entrance hallway, which provides access to all ground floor rooms.

To the left of the hallway, you'll find a bespoke, handmade kitchen in Pippy Oak, complemented by granite worktops and a full range of built-in appliances. There is space for a Rangemaster style cooker, set beneath a striking oak beam with an extractor hood above.

The extension, with its impressive 645 sq. ft. of living space, flows seamlessly from the kitchen area, offering an abundance of natural light through large windows and exposed oak beams that add warmth and character to the room. The architect's vision was to embrace the surrounding countryside, and they have done so perfectly, with panoramic views in every direction. This space is ideal for those who love to entertain, offering the perfect environment for gatherings, celebrations, or simply relaxing in comfort and style.

The ground floor of Whitemoor Farm offers a wealth of versatile reception rooms, each having served a variety of purposes over the years, and providing a space for every need. Adjacent to the attached double garage, you'll find a generously proportioned utility room, fitted with a range of base units, and provisions in place for laundry facilities. A single doorway leads through to a practical and convenient storeroom.

At the rear of the property, a dedicated home office offers a quiet and productive space, with an adjoining shower room and WC, for ease and convenience.

Aligned along the front elevation of the property are three versatile rooms currently serving as a dining room, home gym, and lounge. The dining room and lounge both feature a pair of French doors that open onto the front garden, allowing for a seamless flow between indoor and outdoor living. These rooms are described in detail, in accordance with the enclosed floorplan.

The lounge, in particular, is of notable significance, offering nearly 300 sq. ft. of space and providing an ideal retreat for relaxation. With additional double-glazed windows to both the side and rear elevations, the room is bathed in natural light, creating a bright and welcoming atmosphere.

The turned staircase, positioned centrally within the property, ascends to the first-floor landing, where it provides access to four generously



proportioned double bedrooms, each benefiting from a double-glazed window.

The principal bedroom is undeniably one of the standout features of the home. It not only offers a walk-in dressing room, with built in wardrobes to either side and en suite bathroom, but also showcases magnificent elevated views across the open countryside through a Juliette balcony. The bedroom itself is an impressive space, with a 300 sq. ft. area that steps down to create a sense of openness and grandeur. Two double-glazed windows to the side, along with the Juliette balcony and full-height glass panels on the rear elevation, flood the room with natural light, offering views across the fields.

The internal accommodation is completed by a spacious house bathroom, thoughtfully designed with a panelled bath, half-glass screen, and shower attachment overhead. A pedestal hand wash basin and low flush WC complement the space, while half-height tiling adds a touch of elegance. A frosted double-glazed window to the rear elevation ensures privacy while allowing natural light to fill the room.

Externally, the property stands proud within its own private grounds extending to approximately 9.48 acres. To the east of the house is a grass paddock which adjoins the garden and the access drive, extending to 7 acres including a small wooded area at the east end. There will be an option for the owner of the adjacent land to require the purchaser to fence off the paddock to a stock proof standard where it adjoins the field to the south. More land is available via separate negotiation. For more information please contact the selling agent.

Agents note:

Whitemoor Farmhouse is complemented by further lots including a range of commercial buildings (Lot 2), renewable schemes (Lot 3) and 135.70 acres of arable land (Lot 4). Lot 2 includes circa 20,350 sq. ft. of commercial buildings let on long term lease agreements, including roof mounted PV solar and a biomass boiler. Lot 3 extends to 4.49 acres of land including an array of PV solar schemes and a site of a Wind Turbine. Lot 2 & 3 receive an annual six figure income from renewables and rents.

Please note Lots 2, 3 and 4 will not be sold separately and are only available alongside Lot 1 or following an agreed sale of the farmhouse.



8, 2026.
Base rights 2026 (Ordnance Survey licence number 100059532)



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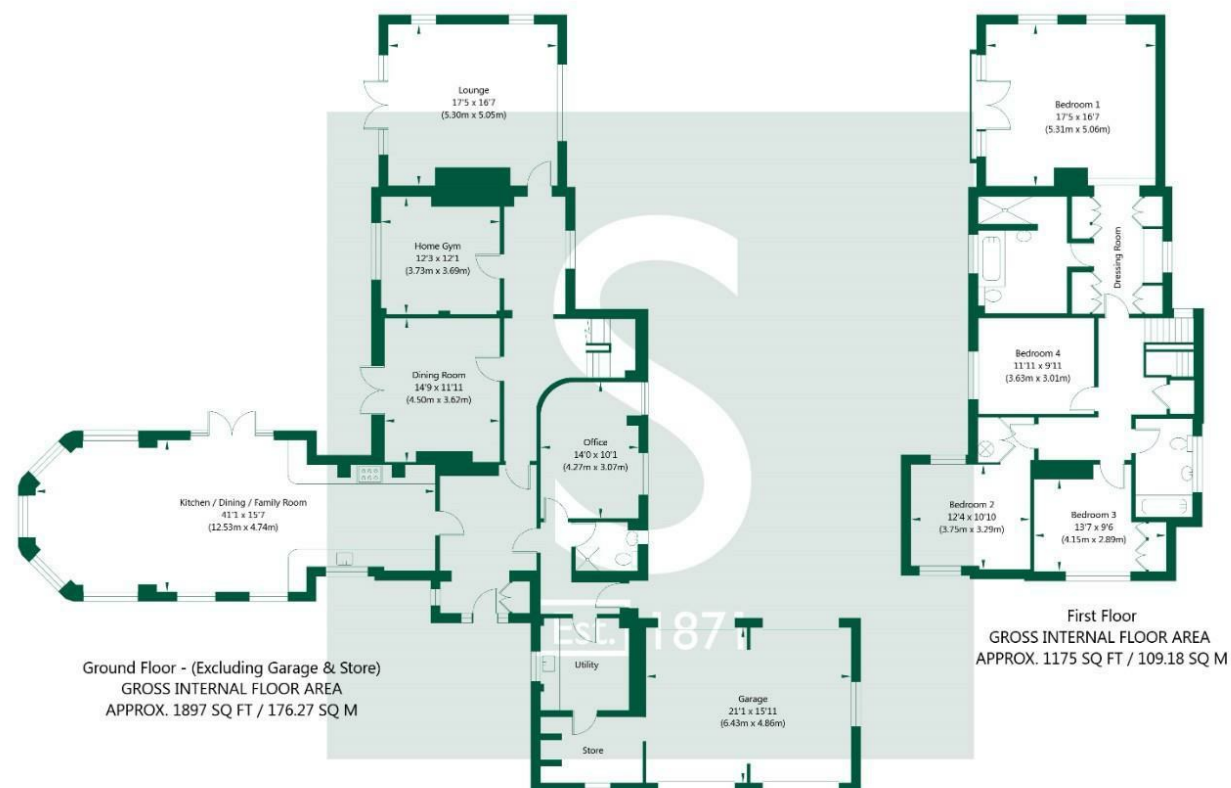
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3072 SQ FT / 285.45 SQ M - (Excluding Garage & Store)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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