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THE POACHERS

BRIGHTON, SELBY
YO8 6DH

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OnTheMarket



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CLAY LANE, BRIGHTON SELBY, YO8 6DH



The Poachers, Brighton - Exceptional Space, Premium Finish & Stunning Rural Views - Chain Free

Set within the sought-after village of Brighton and enjoying far-reaching views across open countryside, The Poachers is an outstanding, individually designed home offering an exceptional balance of space, quality and versatility.

Extending to over 4,600 sq ft, this is a property that immediately impresses, combining a striking exterior with beautifully presented, light-filled interiors designed for modern family living. State-of-the-art wood pellet biomass heating system.

At the heart of the home is a superb open-plan kitchen and dining space, thoughtfully designed for both everyday living and entertaining, with seamless access to the garden. This is complemented by a selection of reception rooms, including a spacious main living room, separate sitting room and snug, giving flexibility for growing families or those who enjoy hosting.

A stand-out feature of the property is the dedicated gym and leisure space, creating a true lifestyle home, alongside a games/entertainment room that adds another dimension for family living or social occasions.

- Individually designed executive home in sought-after Brighton
- Chain Free - Over 4,600 sq ft of beautifully presented accommodation
- UFH to Ground and first floor of main house
- Impressive open-plan kitchen and dining space with plans to extend
- Multiple reception rooms offering flexible family living
- Dedicated home gym and separate games/entertainment room
- Five generous bedrooms including luxury principal suite
- High specification finish throughout
-
- Double garage with ample driveway parking
- Ideal for multi-generational living or working from home

Upstairs, the accommodation continues to impress. The principal suite offers a luxurious retreat with dressing area and en suite, while the remaining bedrooms are all well-proportioned and supported by stylish bathrooms, ideal for family and guests alike.

The layout also provides excellent versatility, including potential for multi-generational living or working from home, with clearly defined yet adaptable spaces throughout.

Externally, the property sits on a generous plot with ample parking, garaging and a private garden backing onto open fields, delivering that rare combination of space and countryside outlook.

In summary, The Poachers offers:

- Over 4,600 sq ft of high-quality accommodation
- Multiple reception rooms with flexible living space
- Impressive kitchen/dining hub ideal for entertaining
- Dedicated gym and leisure facilities
- Generous bedrooms including a superb principal suite
- Beautiful rural views in a highly desirable village setting

A home of this scale and finish rarely comes to the market in Brighton, offering a true lifestyle opportunity within easy reach of Selby, York and key commuter routes.







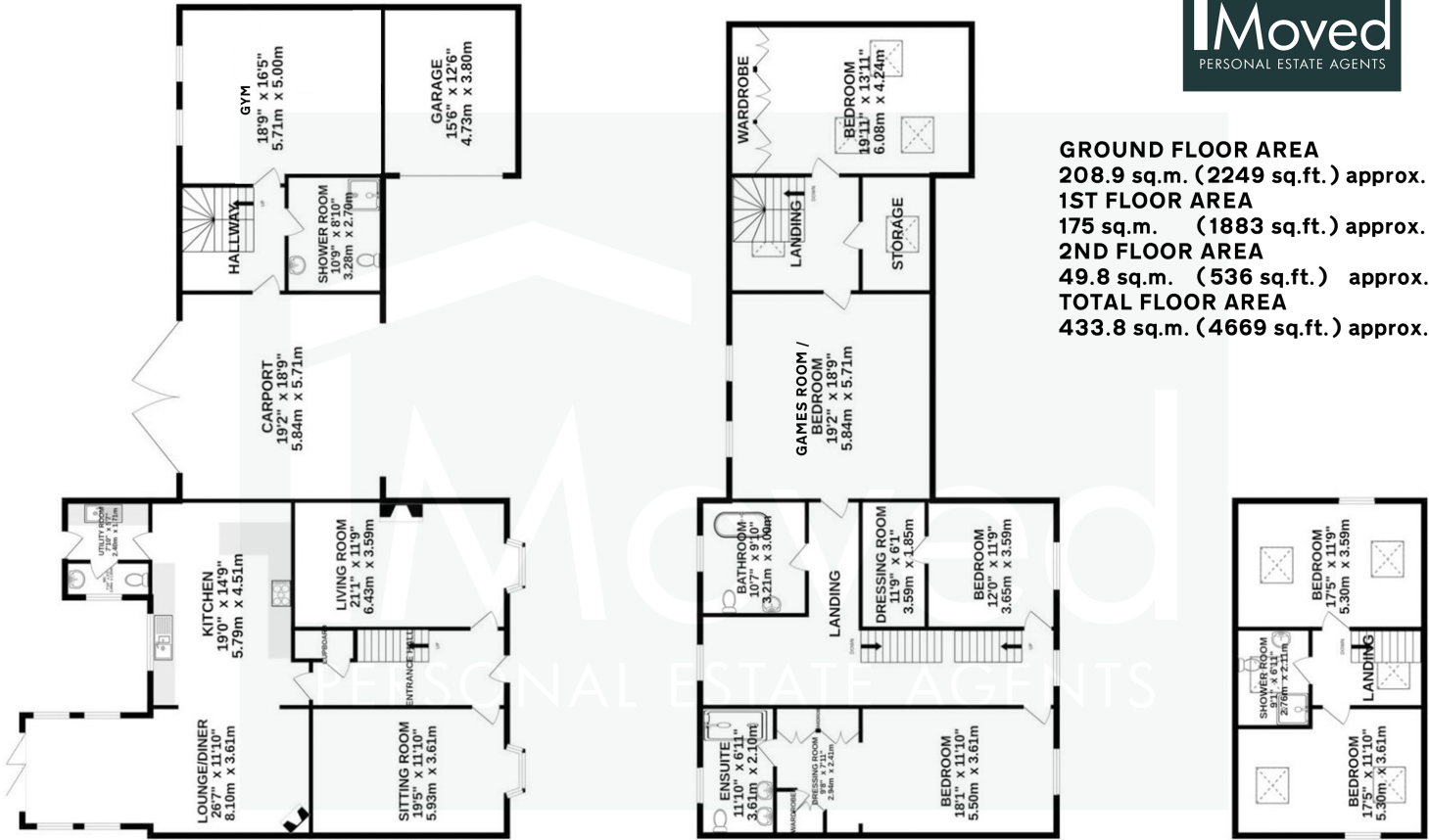














PUBLIC TRANSPORT



NUMBER 358



Wresle 2.7 km

Howden 5.6 km (Direct Link to London)

Selby 9.2 km (Direct Link to London)

SCHOOLS



Bubwith Community Primary School 2.3 km

North Duffield Community Primary 4.0 km

Hemingbrough Community Primary 4.8 km

Howden School (Secondary) 6.9 km

Barlby High School (Secondary) 7.6 km

MAJOR ROADS



A63 (3.00 miles)

A19 (7.00 miles)

M62 (7.25 miles)

TENURE TYPE: **FREEHOLD**

COUNCIL TAX BAND: **G**

EPC C

LOCAL AUTHORITY:

Selby / North Yorkshire



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THE ONE?



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#Imoved **With** Simon

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