



The Gables

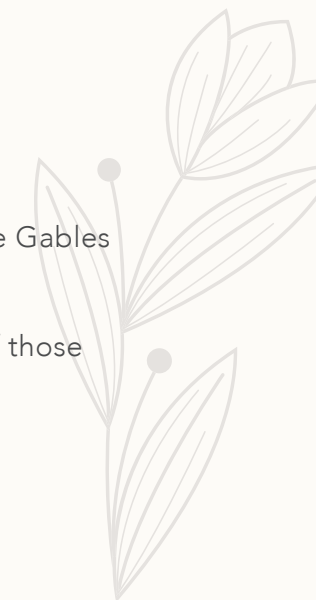




Modern Farmhouse Living

Nestled in the North Yorkshire parish of West Haddlesey - a small village along the Selby canal - The Gables offers a prime example of modern farmhouse living.

The double-fronted detached property dates back 200 years and has been in the family for one of those centuries, having evolved and been lovingly maintained across the generations.





Welcome

Packed with period charm from original timbers and fireplaces, combined with sympathetic renovations including an impressive, vaulted ceiling within the old stable block, now an incredible open-plan kitchen, this substantial family home is one not to be missed.

Within the accommodation, you'll find a combination of generous reception rooms, convenient amenities, plus five double bedrooms.

A private enclosed south facing garden and ample secure off-street parking ticks every box for practicality and a laid-back lifestyle.





Grand First Impressions

A classy entrance oozing grandeur and period style offers a warm welcome to the home, with the timber beams above the staircase certain to capture your attention.

Original rustic pine doors and tall ceilings also feature throughout the property, adding to the timeless Victorian appeal.

At either side of the hallway are two substantial reception rooms - one currently set up as the home office with dual-aspect windows and the other as the formal lounge.

Both are front facing rooms and boast ample floorspace for large furniture and characterful touches including open fireplaces - making them completely versatile to tailor the ground floor living spaces to your family's needs.



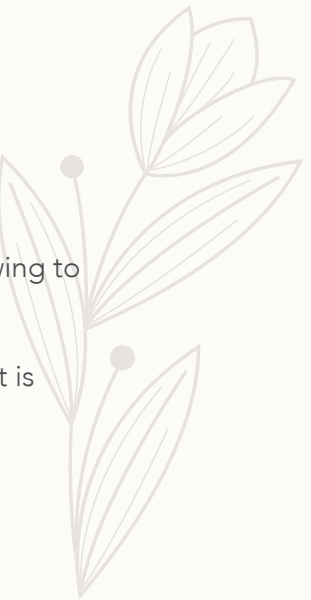




Warmth & Character

The third reception room is the beautiful sitting room, which overlooks the rear garden and is full of light owing to the French doors. This is the perfect place to let the outdoors in during the summer months.

The handsome Inglenook fireplace takes centre stage with its brick surround and cast-iron log burner yet is sympathetically designed as a nod to the home's 19th century roots.





Made for Entertaining

Through the open archway you'll flow into the dining room – formerly the main kitchen before the renovation of an old stable block transformed the space into a stunning open-plan kitchen, dining and living room. Drenched in natural light from the south facing French doors, it makes the ideal spot for a large dining table to host endless friends and family occasions.

The tiled floor and statement vaulted ceiling beams from the dining room continue seamlessly into the kitchen, which is the epitome of the modern farmhouse dream.

Classic cream shaker-style cabinetry concealing integrated appliances are finished with dark granite worktops, wrapped around a central breakfast island with an inset sink - ideal for food preparation. A second traditional Belfast sink sits under the window, opposite the signature Rangemaster stove and gas hob.





Feast Your Eyes

The family tends to gather here on the sofa at the start and end of the day, either in front of the TV or the cosy fire. With an abundance of light and direct access to the garden, it really is a room for all seasons. At the end of the former stable block, you'll find a boot room and W.C with an exterior access door - handy for when the garden party is in full swing or as an additional entrance for muddy shoes and paws.

All the Added Conveniences

Off the kitchen and looping back to the sitting room to create a practical flow, you'll find a separate utility room which houses the laundry appliances and offers an extra convenient pantry storage space. Within the utility is a practical ground floor shower room - featuring a white three-piece suite including a large rainfall shower. This is ideal for families who need access to ground floor only living.





The Halfway Hideaway

Fondly known as 'the halfway bedroom' - as the moniker suggests - the first bedroom you'll come to is halfway up the staircase on the turn.

A substantial size and large enough for a king-sized bed, this quirky room is a blank canvas featuring luxury neutral carpet underfoot and a side aspect window to create a light and airy space.



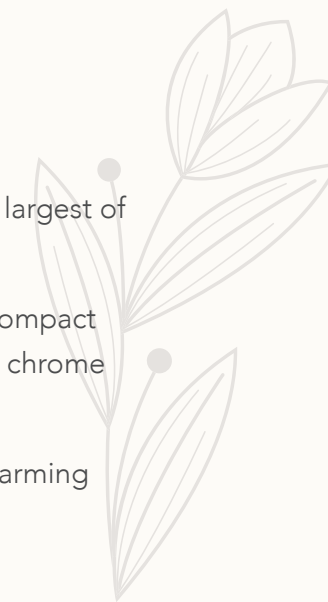


Character in Every Corner

Continue all the way up to the first floor where the master bedroom is waiting at the top of the stairs. The largest of the five bedrooms by just a small margin, with recessed spotlights for ambience.

Complete with a corner en-suite beyond the angled door, this freshly modernised three-piece suite is compact yet super stylish. A large shower enclosure is coupled with a shaker style vanity wash basin, finished with chrome hardware including a heated towel rail and wood effect tiled floor.

There are two further front facing double bedrooms which sit side by side off the landing, each with charming fireplaces and large windows.





A Touch of Elegance

The final and fifth double bedroom overlooks the rear garden and is currently configured as a dressing room - emphasising the versatility of the well-proportioned spaces within the home.

Completing the first floor and the entirety of the accommodation is the beautiful family bathroom.

A relaxing haven which perfectly pairs traditional styling with modern convenience - fully tiled from floor to ceiling with a period style mosaic floor and feature wall, paired with contemporary cool grey surrounds.

The Victorian style free-standing roll top bath is complemented by a large built-in shower enclosure with sliding door.

The vintage aesthetic continues with a low-level W.C and bidet combination, plus a large charcoal grey vanity unit housing the wash basin.





A South-Facing Sanctuary

Step outside from any of your access doors at the rear to the stone patio which wraps the back of the house, leading directly onto the enclosed garden which is largely laid to lawn.

An ideal safe space for children or pets with a walled and fenced boundary, it lends itself to various seating areas whether you enjoy a shaded spot under the tall trees, or you're hosting al fresco drinks under the bandstand pergola.

The south facing element makes the space even more desirable, meaning you can maximise on the sunny positions throughout the year.

Tucked away in the corner you'll find a handy brick store attached to the side of the house for all your garden essentials – whether that's tools for the green-fingered or toys for the children. The gravelled parking area is fenced off to the left, accessed via the side street beyond secure wooden gates.





Area to Explore

West Haddlesey is an idyllic location for families seeking a quiet village life. With less than 100 houses within the parish, the community spirit is thriving with the George and Dragon pub featuring an Indian restaurant at the heart. A small primary school can be found in the neighbouring village of Chapel Haddlesey which is under a mile away.

Being surrounded by farms and fields means scenic rural walks can be enjoyed straight from your doorstep. However, for more practical amenities Eggborough is just 5 minutes by car and the town of Selby is under 15 minutes' drive.

For days out, seasonal events and a wider range of eateries, within a 15-mile radius you will discover dozens of wonderful local establishments including Bert's Barrow farm shop in Hillam and Burro, an Italian restaurant within a converted windmill in Riccall.

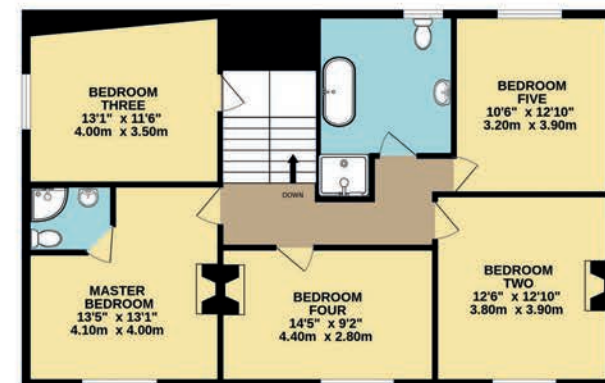
Commuters have accessible transport links via the A19 which connects to the M62 for journeys further afield.



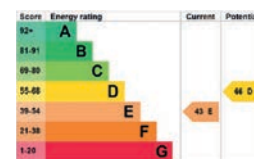
GROUND FLOOR
1940 sq.ft. (180.2 sq.m.) approx.



1ST FLOOR
941 sq.ft. (87.4 sq.m.) approx.



The Gables



TOTAL FLOOR AREA : 2881 sq.ft. (267.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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The Gables Key Features

- Five Double Bedroom Detached Period Farmhouse
- Wealth of Original Character Including Exposed Timbers, High Ceilings and Period Fireplaces
- Spectacular Open-Plan Breakfast Kitchen, Dining Room and Family Snug
- Elegant Sitting Room with French Doors and Inglenook Fireplace
- Formal Lounge and Dual-Aspect Home Office with Range of Use Options to Suit Family Needs
- Practical Boot Room, Utility and Ground Floor Shower Room Designed for Practical Living
- Master Bedroom with Contemporary En-Suite and Four Further Generous Bedrooms
- Stylish Family Bathroom with Freestanding Roll-Top Bath and Separate Shower
- Private South-Facing Garden with Stone Terrace, Feature Pergola and Secure Gated Parking
- Idyllic Village Setting Surrounded by Open Countryside with Excellent Access to Motorway Networks
- Freehold Property and Council Tax Band E





The Gables, Main Street, West Haddlesey, YO8 8QA

/// WHAT3WORDS: tolls.shins.bagpipes

To view The Gables

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