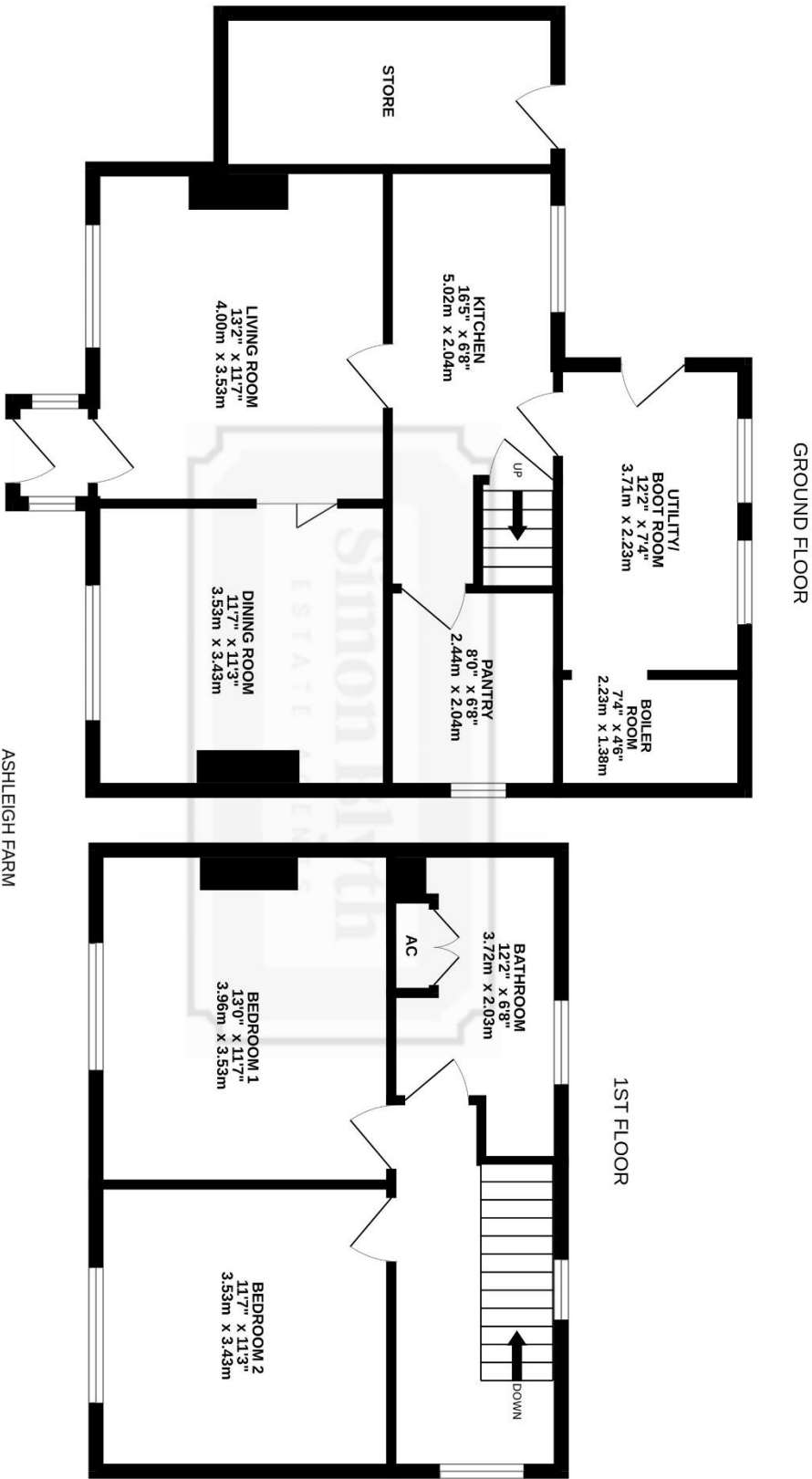




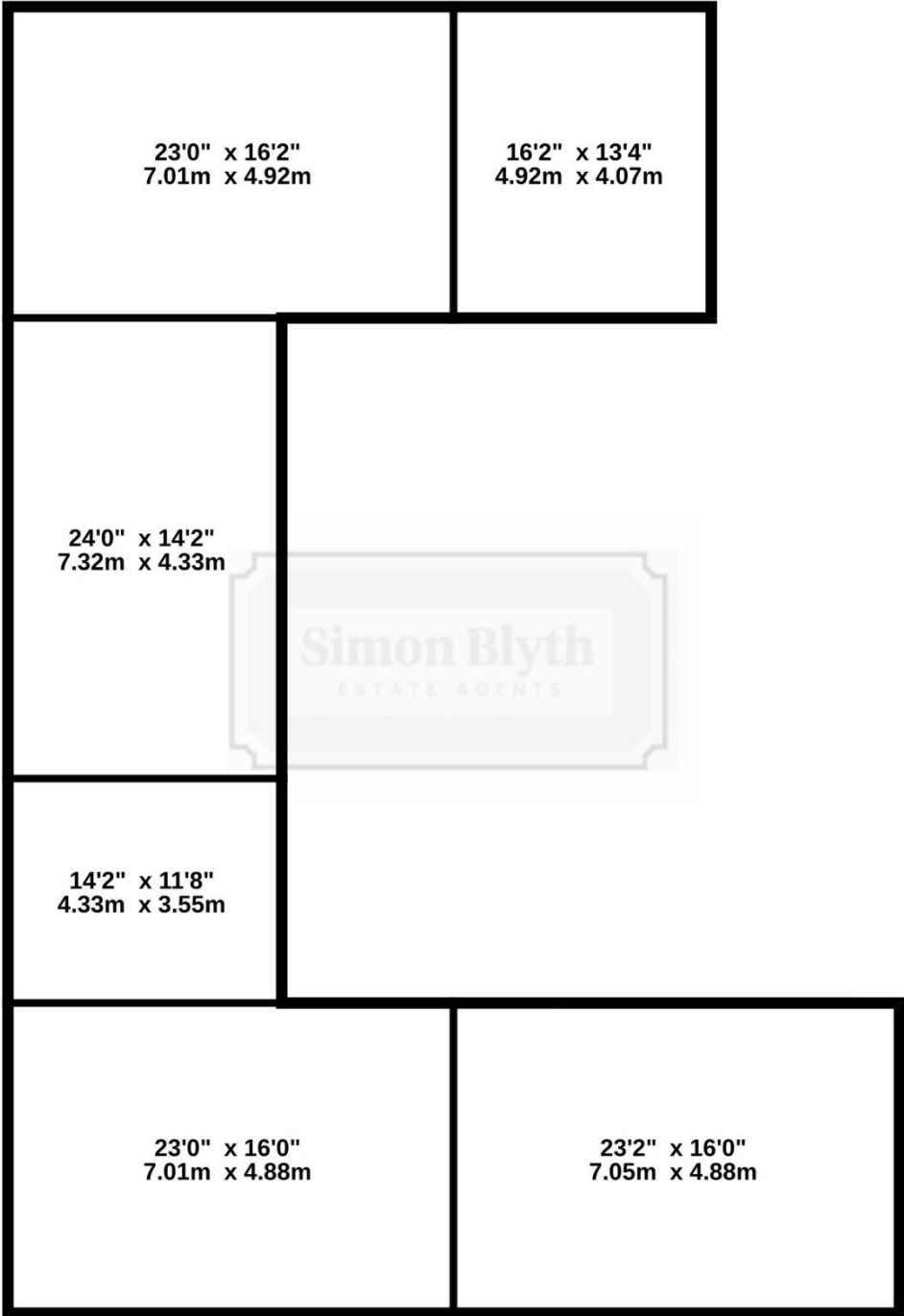
ASHLEIGH FARM, COMMON ROAD, BARLOW, SELBY, YO8 8JG



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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BARNs AND OUTBUILDINGS



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PROPERTY DESCRIPTION

A fabulous opportunity to purchase a beautifully positioned cottage with delightful outbuildings standing in approximately 1.4 acres of land with adjoining open countryside. Within a highly commutable location this delightful, detached cottage has been partially renovated and does require further rejuvenation with a group of outbuildings that are remarkable of antique brick and a combination of roofing including Pantile clay tiles. A huge amount of potential exists both at the cottage, within the outbuildings and within the gardens and grounds. The grounds are very versatile; a paddock area could be created and beautiful gardens, the choice really is down to the purchaser. The cottage/farmhouse has the following accommodation, boot room/utility room, boiler room, kitchen, pantry, living room, second sitting room, two large double bedrooms, modern bathroom, a good sized first floor landing and adjoining outbuilding with a tool shed. The detached outbuildings have a significant amount of space including a double height loft space within the main stable building. Must be viewed to be fully appreciated.

Best and Final Offers Over £350,000 to be submitted by 12 noon on 12/08/2026.

Best and Final Offers Over £350,000

GROUND FLOOR

ENTRANCE HALL

The everyday entrance is from the rear of the property, and this is a solid timber door which gives access through to the boot room.

BOOT ROOM/UTILITY

Measurements – 12'2" x 7'4" (3.71m x 2.23m)

The boot room/utility room has two windows, units at the lower level, working surfaces and shelving. It is fitted with a central heating radiator, a high angled ceiling line and doorway leads through to a boiler room.

BOILER ROOM

Measurements – 7'4" x 4'6" (2.23m x 1.38m)

With good amount of storage and an LPG gas fired central heating boiler, please note that this boiler is currently not in working order. A stable style door leads through to the kitchen.



KITCHEN

Measurements – 16'5" x 6'8" (5.02m x 2.04m)

This, with quarry tile flooring, has a broad bank of windows giving a lovely view out to the property's rear gardens. The kitchen is of a modern style and has units principally at the lower level with a large number of working surfaces. The kitchen includes an inset gas hob, an integrated oven with stainless steel and glazed fronting, a stainless steel sink unit and appropriate ceramic tiling. There is coving to the ceiling and a period style door leads through to the pantry. A doorway leads through to the living room.

PANTRY

Measurements – 8'0" x 6'8" (2.44m x 2.04m)

With a continuation of the quarry tile flooring, there is a window to the side and units to both the high and low level.



LIVING ROOM

Measurements – 13'2" x 11'7" (4.00m x 3.53m)

This delightful room has a broad window giving a pleasant outlook to the front and the second entrance door to the entrance porch which is positioned to the front of the home. The living room has coving to the ceiling, a central ceiling light point and an open fireplace with attractive fire surround. A concertina style door leads through to the second sitting room.



SECOND SITTING ROOM/DINING ROOM

Measurements – 11'7" x 11'3" (3.53m x 3.43m)

Once again with a broad window giving a pleasant outlook to the front, coving to the ceiling, a central ceiling light point and a fireplace.



FIRST FLOOR

FIRST FLOOR LANDING

Staircase rises from the kitchen with a doorway at the base of the staircase up to the first-floor landing. This has two windows giving a pleasant view out over the property's gardens and grounds and has a ceiling light point.



BEDROOM ONE

Measurements – 13'0" x 11'7" (3.96m x 3.53m)

A lovely double room with a pleasant view out to the front, a central ceiling light point and coving to the ceiling.



BEDROOM TWO

Measurements – 11'7" x 11'3" (3.53m x 3.43m)

Once again, a large double room with pleasant view out to the front, coving to the ceiling and a central ceiling light point.



HOUSE BATHROOM

Measurements – 12'2" x 6'8" (3.72m x 2.03m)

The property's bathroom is of a good size. It is fitted with a three-piece suite in white that comprises of a low level w.c., pedestal wash hand basin and panel bath. With attractive tiling to the dado height, good sized shelved and a cylinder airing cupboard being filled with the hot water tank.



OUTSIDE

GARDENS AND GROUNDS

Outside the property stands in approximately 1.4 acres of land. Please see the attached plans. The property has two driveways - the principal drive is centrally located, the other drive being to the rear of the outbuildings.

OUTBUILDINGS

Certainly in need of repair, a beautiful range of antique brick buildings, some of which reside under Pantile roofing. Other roofing has been replaced over the years. The buildings are somewhat lost within the undergrowth, are of a horseshoe shape and provide garaging, stabling and loft area. The buildings are beautifully positioned within the grounds and there is a good-sized yard area to the front of them.

GROUND

To the side there is access from the road leading to a rear yard area. The remainder of the gardens and grounds are to some extent overgrown, however have worked recently to create pathways through the mature grounds to establish just how large the boundaries are. There are many options with this land and those who wish to create paddock land could do so with removal of undergrowth and the like. The boundaries to the rear join onto open farmland with long distance views across the farmland and beyond, creating an incredible outlook. The home has just one nearby neighbour and is a short drive away from the villages of Barlow and Camblesforth. The A19 is a 6 minute drive away and the motorway link and Selby itself a 15 minute drive away proving just how commutable yet rural this property is. These grounds certainly deserve viewing to be truly appreciated.











ADDITIONAL INFORMATION

Should be noted that the property is offered for sale in a part renovated condition. There is some modernisation work within the home. The property has UPVC double glazing and has gas fired central heating which is currently not in working order, courtesy of LPG bottles. There is also external lighting. Carpets, curtains and certain other extras may be available by separate negotiation. Should be noted, the property has mains electricity, mains water, no gas and the property is not connected to a main sewer and has a septic tank within the grounds.

Property is offered via the Best and Final Offers Method.

EPC rating -

Property tenure – Freehold

Local authority – North Yorkshire Council

Council tax band – B

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 11/06/2026



PROPERTY VIEWING NOTES



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