



THE CHIMNEYS RIVERSIDE CLOSE

SELBY, YO8 8QZ

£950,000
FREEHOLD

An Exceptional Four-Bedroom Detached Residence with Riverside Views and Outstanding Entertaining Spaces

A truly distinctive four-bedroom detached residence, occupying an impressive private gated plot and combining striking Tudor-style architecture with generous family accommodation, beautifully maintained gardens and an exceptional array of entertaining facilities. This individual home offers a rare combination of character, space and lifestyle appeal, further enhanced by a substantial private driveway, an integral garage, a separate detached double garage, an impressive garden bar and attractive riverside views.

MONROE

SELLERS OF THE FINEST HOMES

THE CHIMNEYS RIVERSIDE CLOSE

• A Distinctive Tudor-Style Residence • Attractive
Riverside Views - • Substantial Private Driveway • Two
Double Garages • A Superb Dedicated Garden
Bar • Exceptional Outdoor Entertaining • Elegant and
Versatile Reception Spaces • A Practical and Well-
Considered Kitchen Arrangement • Four Bedrooms
including Two En-Suites • A Truly Individual Lifestyle
Offering



The property immediately commands attention, with its striking half-timbered façade, traditional pitched rooflines and attractive brick detailing creating an elegant and timeless first impression. Set behind secure electric gates, the residence enjoys an impressive approach, with a substantial block-paved driveway providing extensive off-road parking. The property benefits from both an integral garage and a separate detached double garage, offering excellent flexibility for vehicle storage, hobbies and additional practical requirements.

Internally, the accommodation has been thoughtfully arranged to offer both versatility and an exceptional environment for entertaining. A welcoming entrance hall leads through to the principal reception spaces, where generous proportions and a considered layout create a natural flow throughout the ground floor. The impressive main reception room provides an elegant setting for relaxation and social occasions, featuring a striking inglenook fireplace and multiple windows that allow natural light to fill the space. The separate dining room offers a wonderful setting for formal entertaining and family gatherings, with ample room to accommodate larger dining arrangements.

The conservatory orangery provides an additional reception area, perfectly positioned to enjoy the outlook across the gardens. The spacious solid wood kitchen offers an abundance of storage and preparation space, complemented by a range oven and generous room for everyday family living. A separate utility room ensures household tasks are seamlessly accommodated, while a ground-floor WC adds further convenience. The separate study provides a versatile space that can be adapted to suit individual requirements, whether as a home office, reading room or additional reception area.

The first floor comprises four well-proportioned bedrooms, providing comfortable accommodation for family members and visiting guests. The principal bedroom is particularly impressive, benefiting from its own en-suite facilities and

ample built-in wardrobe space. A further bedroom also enjoys en-suite accommodation, while a separate family bathroom serves the remaining bedrooms, providing practical convenience for family living.

Externally, the property continues to impress, with established hedging, beautifully presented lawns and carefully arranged outdoor spaces creating an attractive and private setting. A standout feature is the superb metal pergola, incorporating a covered entertaining area and a striking bi-ethanol central fireplace. Providing an elegant setting for outdoor dining and socialising, this impressive space offers year-round versatility, allowing the gardens to be enjoyed in comfort throughout the seasons.

A particularly outstanding feature is the substantial purpose-built garden bar, creating a dedicated leisure and entertaining destination within the grounds. Complemented by the metal pergola, covered seating area and generous lawn, this is a home exceptionally well suited to those who enjoy hosting family and friends, with the opportunity to create memorable occasions within a private and beautifully presented environment.

Adding further distinction is the property's riverside setting, with attractive views across the adjoining landscape. The property benefits from riverside boating rights, offering an additional lifestyle advantage for those who appreciate the surrounding waterways. The relationship between the gardens and the riverside setting creates an appealing sense of space and a valuable connection to the natural surroundings.

Combining impressive proportions, timeless architectural character, four bedrooms, an integral garage, a separate detached double garage, substantial gated driveway parking and exceptional indoor and outdoor entertaining facilities, this is a home that offers a genuinely individual lifestyle. The combination of riverside views, established private gardens, a dedicated garden bar and an impressive covered entertaining

area sets this residence apart, presenting a compelling opportunity for buyers seeking a substantial family home with both character and distinction.

REASONS TO BUY

- A Distinctive Tudor-Style Residence - An impressive detached home showcasing timeless architectural character, striking half-timbered detailing and exceptional kerb appeal.
- Attractive Riverside Views - Enjoy a picturesque outlook across the adjoining river and surrounding landscape, complemented by the property's ownership of the riverside embankment.
- Substantial Private Driveway - An impressive block-paved approach offering generous off-road parking and an elegant sense of arrival.
- Two Double Garages - A rare and valuable feature, providing excellent provision for multiple vehicles, storage, hobbies and additional practical requirements.
- A Superb Dedicated Garden Bar - An exceptional lifestyle feature creating a private destination for entertaining, socialising and enjoying evenings with family and friends.
- Exceptional Outdoor Entertaining - Beautifully presented gardens, generous lawns and a covered entertaining area create an inviting setting for outdoor dining and memorable gatherings throughout the seasons.
- Elegant and Versatile Reception Spaces - A generous living room, separate dining room and conservatory provide a superb balance of relaxed family living and sophisticated entertaining.
- A Practical and Well-Considered Kitchen Arrangement - A dedicated kitchen, separate utility room and ground floor WC ensure everyday convenience without compromising the home's entertaining potential.
- Four Bedrooms including Two En-Suites - Generous family accommodation, two en-suite bedrooms and a separate family bathroom provide comfort, privacy and flexibility for modern family life.
- A Truly Individual Lifestyle Offering - The combination of

distinctive architecture, riverside views, private grounds and exceptional indoor and outdoor entertaining facilities makes this a home with a character and appeal all of its own.

Environs

Situated in the charming village of West Haddlesey, near Selby, this property enjoys a desirable rural setting surrounded by open countryside and attractive riverside scenery. The area offers an appealing balance of tranquillity and convenience, with nearby Selby providing a comprehensive range of shops, supermarkets, cafés, restaurants and everyday amenities, alongside the historic splendour of Selby Abbey. The surrounding villages offer a traditional Yorkshire atmosphere, with opportunities to enjoy countryside walks and outdoor pursuits close to home. For commuters, Whitley Bridge and Hensall railway stations provide nearby rail connections, while the A19 and wider road network offer access towards York, Leeds and the surrounding towns. Combining the peaceful appeal of village living with convenient access to established amenities and regional transport links, West Haddlesey provides an attractive setting for those seeking a more relaxed pace of life without feeling disconnected from everyday conveniences.

SERVICES

We are advised that the property has mains water, mains drainage and is heated with a Quantum heating system.

LOCAL AUTHORITY

Selby Town Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

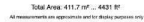
Strictly through the selling agent Monroe Estate Agents

Viewings by appointments only.

Please note some images may contain CGI

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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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