

Scalm Lane, Wistow Common, Selby

Offers Over £600,000

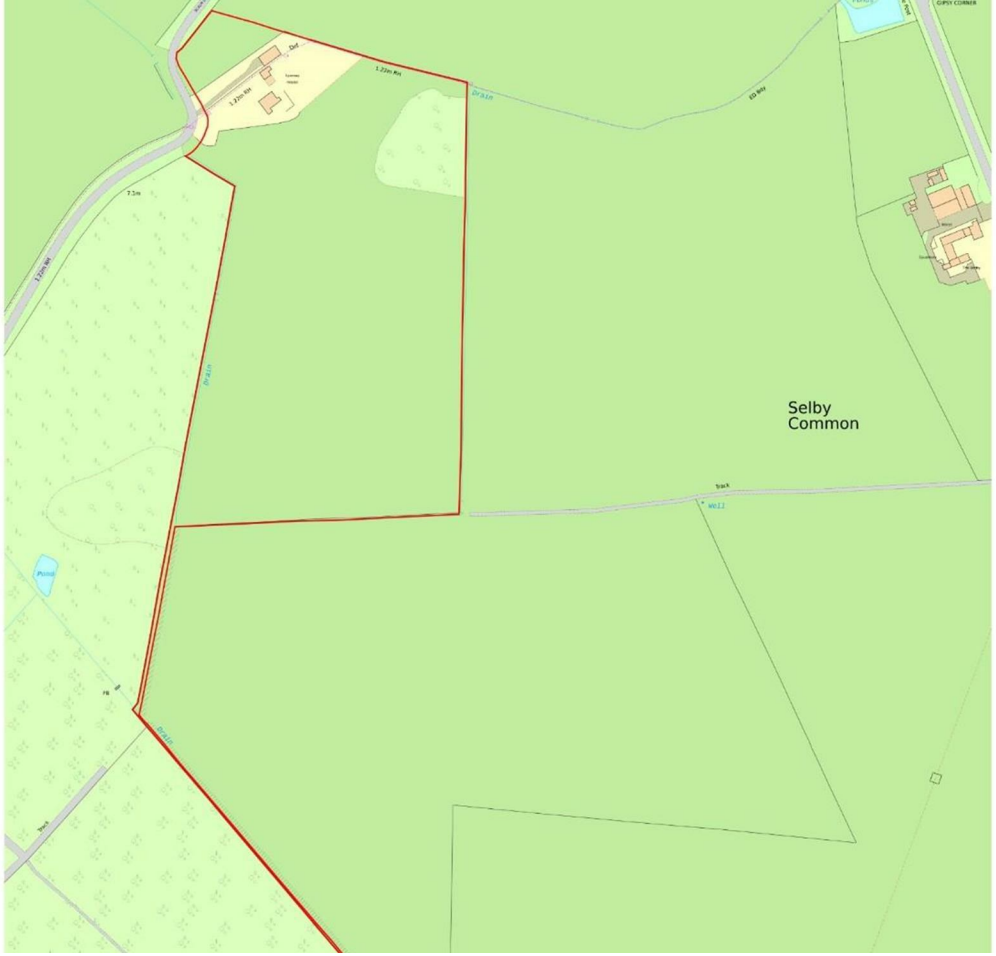
Stephensons
estate agents & chartered surveyors

Scalm Lane, Selby YO8 3RD

Est. 1871

Offers Over £600,000

A four bedroom detached dwelling, complemented by a detached double garage with attached car port, substantial detached agricultural-style storage building and approximately 14.66 acres of land.



Summary

Spinney House occupies an enviable position within an exceptional 360-degree rural setting, situated on the outskirts of the village of Wistow and approximately 3 miles north-west of Selby town centre. The property is understood to have been constructed by the present owners in 1969 and, remarkably, has remained in the same ownership ever since. Having never previously been offered for sale on the open market, Spinney House represents a particularly rare opportunity to acquire a property with such a long and established history of ownership.

The overall holding extends to approximately 14.66 acres, incorporating the dwelling, its immediate private gardens and grounds, a detached double garage with attached car port, together with a detached agricultural-style storage building.

The property enjoys an unusually private and far-reaching rural aspect, with the surrounding land providing an exceptional degree of separation from neighbouring properties and uninterrupted views across the adjoining countryside. The aerial photograph really demonstrates that this is one of the property's defining features, with Spinney House sitting within its own substantial holding and the surrounding agricultural landscape extending in all directions.





Tenure: Freehold
Services/Utilities: The property benefits from Oil Central Heating, Mains Electricity, Mains Water and a Septic Tank for Sewage.
Broadband Coverage: Up to 76* Mbps download speed
EPC Rating: 63 (D)
Council Tax: North Yorkshire Council Band E
Current Planning Permission:
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.











House
The property provides a good-sized footprint, extending to over 1,800 sq.ft of internal accommodation. It has been well maintained by the present owners, although the accommodation would now benefit from a degree of modernisation and updating. The existing layout provides a useful amount of living space across both floors, with scope for a purchaser to consider how the accommodation could be adapted to suit their own requirements.

The ground floor currently comprises two reception rooms, a conservatory to the rear and a kitchen, with the principal living areas positioned to take advantage of the surrounding rural outlook.

The family room, as identified within the sales particulars and floorplan, was originally the integral garage before being converted by the present owners to provide additional living accommodation. At over 340 sq.ft, this is one of the largest rooms within the property and benefits from good levels of natural light through a large double glazed window to the front elevation, together with a further window to the side.

The formal sitting room is generously proportioned and arranged in an L-shaped configuration. Three separate double glazed windows provide views across the surrounding land, whilst the overall space allows for a defined living area together with room for dining. The room provides a good basis for a purchaser to consider future modernisation and reconfiguration, if required.

The kitchen is fitted with a range of wall and base mounted cabinetry, together with recesses for freestanding appliances. There is a stainless steel sink and drainer, whilst a side door provides access through to the porch and beyond.

The conservatory adjoins the rear elevation and arguably provides the best position from which to appreciate the property's rural outlook. Constructed with uPVC framed windows, the room benefits from a pair of sliding doors opening directly onto the rear garden. Given the position and views beyond, there may be scope for a future purchaser to consider replacing or extending the existing conservatory and potentially creating a larger, more open-plan living space spanning the rear of the property. Any such proposals would, of course, be subject to the necessary planning permission and building regulations approvals.

Ascending to the first floor, a central landing provides access to four well-proportioned bedrooms. Each bedroom benefits from double glazing and a central heating radiator. The principal bedroom is positioned to the right-hand side and is the largest of the four bedrooms, further benefiting from a range of fitted wardrobes.

The internal accommodation is completed by the house bathroom, currently fitted with a wash hand basin and inset bath with shower attachment over. There is a double glazed window to the rear elevation, with a separate WC positioned adjacent to the bathroom.

Land
The land forms an important component of Spinney House, with the overall holding extending to approximately 14.66 acres, incorporating the dwelling, private gardens, buildings and agricultural land.

The majority of the land comprises open fields, formerly in arable use, extending predominantly to the south of the property and providing an attractive rural setting with far-reaching views across the surrounding countryside. Established hedgerows, mature trees and natural field boundaries provide definition to the land, whilst the position of the house within the holding provides a good degree of privacy and separation.

A further area of the holding incorporates a mature belt of trees and established vegetation towards the northern/eastern boundary. This provides an attractive natural feature within the holding and adds to the overall character of the property.

Please note that the adjoining woodland to the western boundary, visible within the aerial











photography, does not form part of the sale.

Immediately surrounding the property are generous private gardens, predominantly laid to lawn and enclosed by established hedgerows. The southern boundary is defined by a mature hedgerow, separating the private gardens from the adjoining land. The gardens also incorporate a variety of established shrubs, trees and planting, together with a natural rock-bed pond.

Access to Spinney House is provided off Scalm Lane, with an extensive sweeping driveway leading through the grounds to the property and opening out to provide a designated parking area. The property benefits from a detached double garage with an attached car port, positioned immediately adjacent to the driveway and providing useful covered parking and additional storage. The garage is set within its own area of hardstanding, providing straightforward access and manoeuvring between the house and the larger agricultural building beyond.

There is also a secondary access from Scalm Lane, positioned adjacent to the principal entrance. This provides access to the northern field and the agricultural building, allowing the agricultural and storage elements of the property to be accessed separately from the main residential accommodation.

To the western side of the garage is a detached agricultural-style building, providing a significant amount of additional storage and working space. The building is of traditional agricultural construction, comprising a steel-framed structure with lower blockwork walls and profiled metal-clad elevations beneath a pitched corrugated roof. A large full-height sliding door provides access to the main building, with concrete hardstanding immediately outside.

The building has historically provided agricultural and general storage accommodation in connection with the property and offers a practical facility for the storage of machinery, vehicles, equipment or similar uses. Its size and position, separate from the main house, provide useful additional space for a purchaser requiring workshop, storage or agricultural accommodation, subject to any necessary consents for the intended use.

It is understood that the property and land are not affected by any public rights of way. In respect of the two overhead electricity cables and associated transformers crossing the property, the present owners have confirmed that a wayleave agreement is in place with Northern PowerGrid. The present owners have also confirmed that a lump-sum payment was received from Northern PowerGrid in connection with the wayleave. A copy of the wayleave agreement and any associated documentation can be made available for inspection privately upon request. Prospective purchasers are advised to make their own enquiries with their legal representative and the relevant utility provider to establish any other associated rights or obligations affecting the property. As with all matters relating to title, rights, easements and other legal restrictions, prospective purchasers should satisfy themselves through their own legal enquiries prior to proceeding with the purchase.

The property benefits from mains electricity and mains water, with oil-fired central heating and drainage provided via a private septic tank system.

A plan is enclosed within these sales particulars, confirming the extent of the land included within the sale and the relevant boundaries. The plan is understood to be the title plan associated with the property's registered title, Title Number YWE59171. Prospective purchasers are advised to satisfy themselves as to the precise extent of the property and land included within the sale through their own legal enquiries.

The land is predominantly classified as Grade 2 on the Agricultural Land Classification and is within the Foggathorpe 2 Soil Series described as slowly permeable, seasonally waterlogged stoneless and fine loamy over clayey soils, being suited to grassland and cereal cropping.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36





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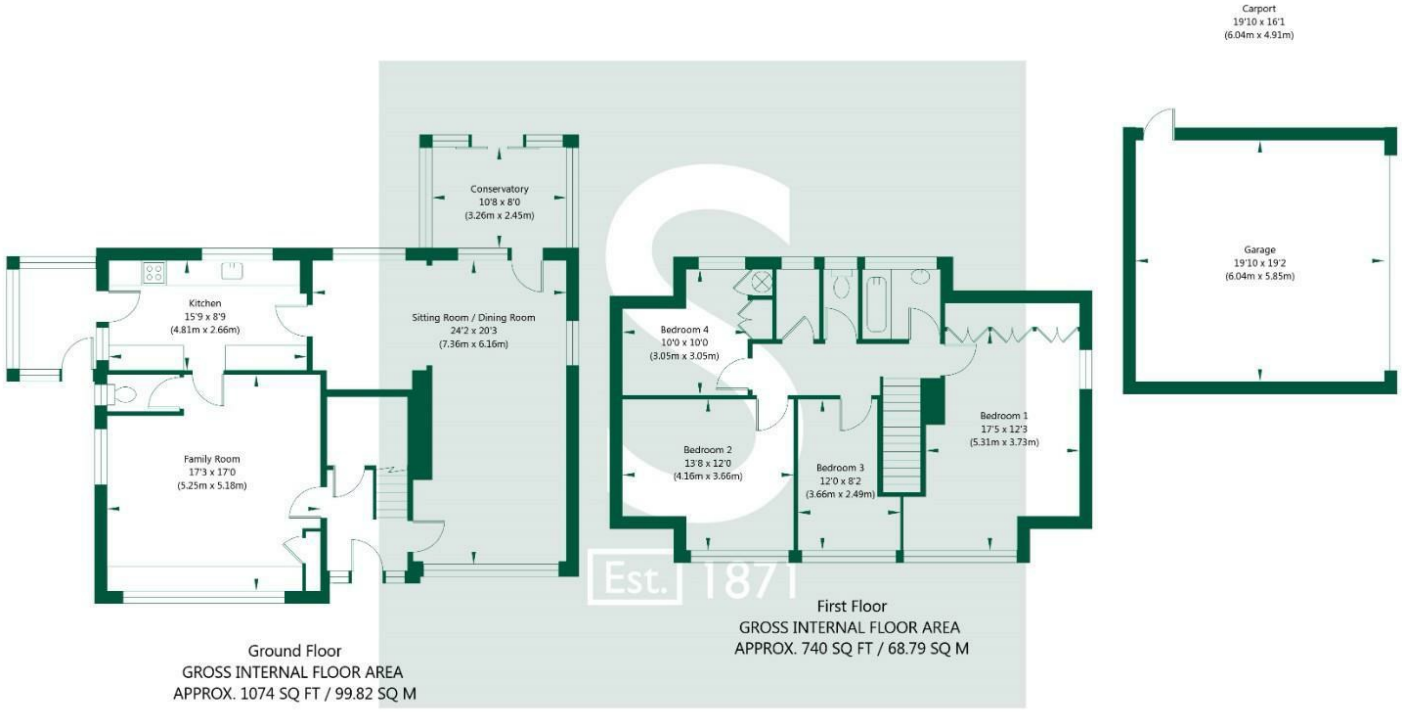
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Spinney House, Wistow Common, YO8 3RD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1814 SQ FT / 168.61 SQ M - (Excluding Garage & Carport)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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