



HUNTERS®

**Barn Elms, Camblesforth, Selby, YO8 8GY**

**Asking Price £460,000**



**HUNTERS®**  
EXCLUSIVE

# Barn Elms, Camblesforth, Selby, YO8 8GY

## DESCRIPTION

Situated within the popular village of Camblesforth, this superior property offers a peaceful oasis within convenient reach of major cities. Merely 5 miles south of Selby and 7 miles west of Goole, easy access to York, Leeds, and Doncaster. An impressive 1680 sq feet of living space. This residence provides a perfect blend of countryside charm and urban accessibility. The close-knit community and friendly locals create a warm environment ideal for families, with amenities such as two public houses, a coffee shop, a primary school, post office, and local store all within easy reach. This beautiful property is also offered with no onward chain.

The property has undergone a major refurbishment and benefits from new windows and doors throughout. The substantially extended ground floor boasts an open-plan layout, meticulously designed with top-quality fixtures and fittings creating a contemporary living space that is both functional and stylish.

The accommodation briefly comprises of a beautiful kitchen with ample storage, family area, dining area and office. To the rear of the property there is a beautiful landscaped garden and open countryside beyond, it will truly take your breath away. In addition to this huge multi purpose open plan area there is a separate lounge, utility room, downstairs cloakroom and hallway with understairs storage. The modern kitchen benefits from quartz worktops and high quality integrated appliances. A generous central island unit with storage at both sides, gas hob with extractor fan and provides seating for several people. In addition there is ample space for a formal dining table and this area also benefits from a fitted bar making this perfect for entertaining. Large sliding doors extend the full rear of the property opening the living space up to the garden and patio area taking advantage of the amazing views. This wall of glass along with three large bespoke rooflights flood the whole of the extension with an abundance of natural light, the rooflights also benefit from dimmable LED lighting to set the mood in the living space below.

To the first floor are four double bedrooms and a family bathroom, the generous master benefiting from elegant, fitted wardrobes and an ensuite shower room. The property radiates with elegance and is beautifully presented throughout, showcasing a perfect fusion of modern aesthetics and comfort.

The spacious interior seamlessly flows to the beautifully landscaped garden, where a patio terrace offers the ideal spot to relax and entertain, overlooking the west-facing garden with stunning sunset views. A circular decked seating area provides a charming setting overlooking open fields.

Surrounded by picturesque landscapes, this property offers a peaceful retreat for those seeking a tranquil and idyllic setting to call home. The property's location allows for a seamless connection to nature whilst remaining within easy reach of essential amenities and transport links. Whether enjoying a quiet moment in the garden or exploring the nearby countryside. The extensive open plan space and move in condition of this stunning unique property really must be viewed to be truly appreciated the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

Material Information - Selby  
Tenure Type; Freehold  
Council Tax Banding; D  
EPC Rating : C





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Approximate Floor Area = 168.1 sq m / 1809 sq ft  
Garage = 14.3 sq m / 154 sq ft  
Total = 182.4 sq m / 1963 sq ft



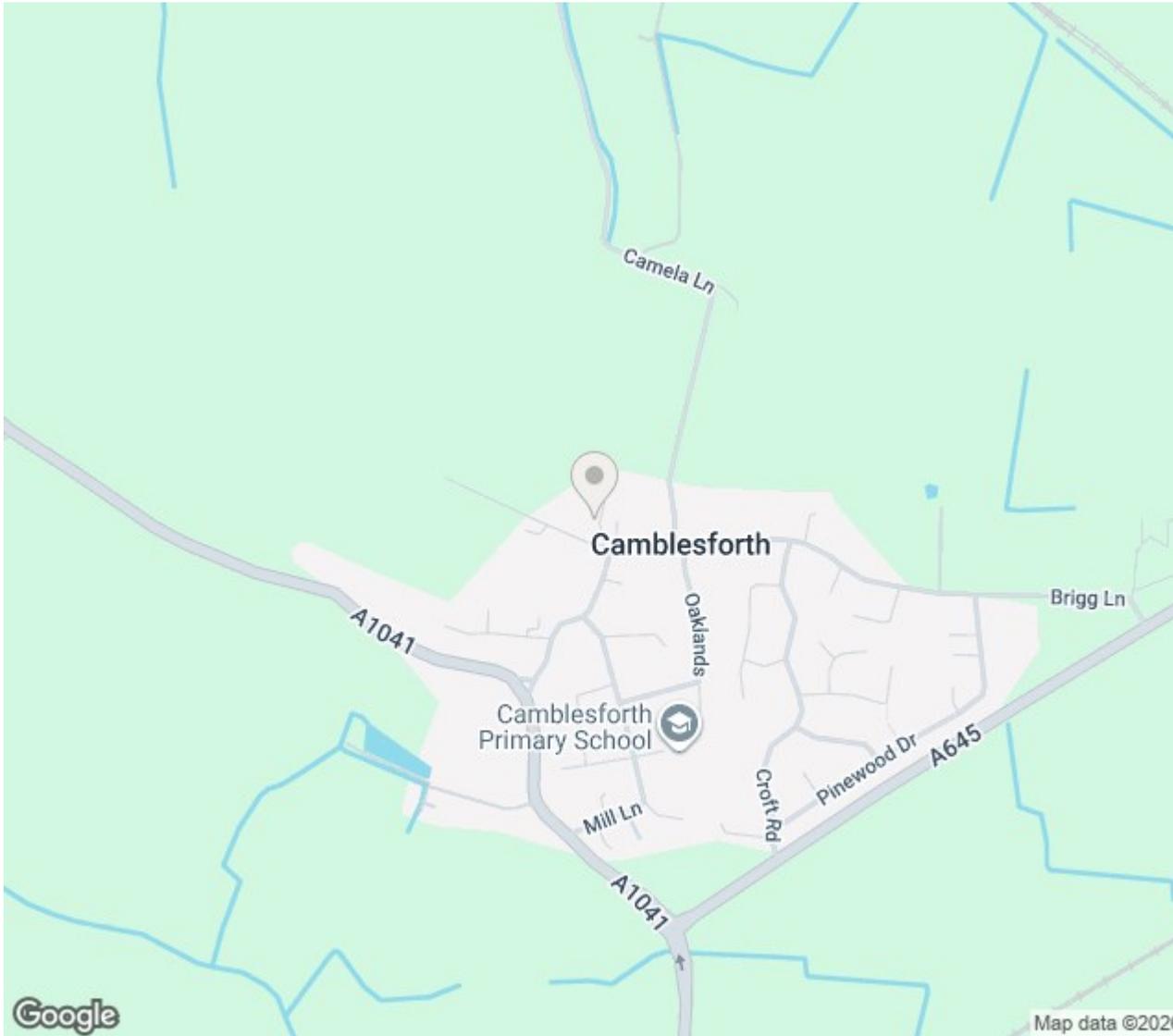
Ground Floor

First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #97013





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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