



Burse Lane, Holme-On-Spalding-Moor, York

£950,000

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**Bursea Lane,
York YO43 4BZ**

Est. 1871

£950,000

An exceptionally rare opportunity to acquire one of the region's finest contemporary country homes, occupying approximately two acres of established private grounds and enjoying an idyllic rural setting.

The Willows is a home rich in history, with origins as a modest estate workers' cottage serving the surrounding farmland many decades ago. From these humble beginnings, the property has evolved over successive generations, with each custodian leaving their own mark. However, it is the remarkable transformation undertaken by the present owners that has elevated The Willows into the outstanding residence it is today.

Purchased during the summer of 2024, the property offered generous accommodation and immense promise, yet required complete reimagining. Recognising its exceptional potential, the owners embarked upon an ambitious programme of redevelopment, working closely alongside architects and planning consultants to create a home that would embrace modern family living whilst respecting the character and setting of the original building.

Planning permission was secured in 2025 for an extensive programme of works, including new side and rear dormers with contemporary clad elevations, a purpose-built outbuilding incorporating a workshop, garden store and carport, together with a roof terrace, patio areas and alterations to windows and doors.

Far more than a conventional extension or refurbishment, the property has been comprehensively redesigned from the inside out. The former layout, characterised by disconnected rooms, two separate staircases and underutilised spaces, has been transformed into a beautifully considered and free-flowing home. The removal of the redundant secondary staircase has created a much-improved arrangement, centred around an impressive principal landing serving the first floor, whilst carefully designed extensions have increased the accommodation and enhanced the overall flow. Every alteration has been undertaken with purpose, maximising both space and natural light whilst creating a home that is as practical as it is impressive.

The scale of the refurbishment has been equally significant, with sections stripped back to brick and replastered, alongside the installation of a new oil-fired central heating system and oil tank, new septic tank, partial rewiring, replacement windows and external doors, and quality internal doors throughout.

The result is an exceptional contemporary residence which effortlessly balances architectural design with everyday practicality. Every detail has been carefully considered and every finish thoughtfully selected, creating a home that is both visually striking and immensely comfortable. The Willows now represents a remarkable fusion of heritage and modern design, offering an extraordinary standard of living within an enviable countryside setting.

The property is entered through a newly installed composite door, flanked by two glazed



Tenure: Freehold
Services/Utilities: Oil, Electricity, Water and Septic Tank are understood to be connected
Broadband Coverage: Up to 1600* Mbps download speed
EPC Rating: 60 (D)
Council Tax: East Riding Council Band E
Current Planning Permission: 25/00656/PLF
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*Download speeds vary by broadband providers so please check with them before purchasing.



panels, opening into a spacious entrance lobby. Designed with both practicality and presentation in mind. Conceived as a 'bootility', the space provides a considered transition between the entrance and the main accommodation. Beyond the entrance lobby is a dedicated boot room, fitted with a comprehensive range of wall and base units, a secondary sink with drainer, provisions for laundry facilities. The arrangement has been designed specifically around the practical demands of modern country living.

Adjoining the west wing of the property is the magnificent kitchen, centred around a comprehensive range of dark grey gloss wall and base units with white quartz work surfaces and a substantial central island. The design and positioning of the kitchen have been carefully considered to maximise both the available space and its connection with the surrounding grounds.

The room benefits from an exceptional level of natural light, with two windows to the front elevation, two further windows to the side and a large rear window which draws the eye directly across the gardens, down the length of the land and towards the pond beyond. The kitchen is comprehensively equipped with a range of integrated Neff appliances, including an induction hob with downdraft extractor and a Quooker tap, with the specification and finish throughout reflecting the quality and attention to detail evident across the property.

At the centre of the property, immediately beyond the entrance lobby and within the original part of the house, the former lounge has been thoughtfully incorporated into the wider reconfiguration of the ground floor. The space now provides an impressive central area from which the glass balustrade staircase rises, creating a strong architectural focal point and a natural connection between the principal reception rooms and the remainder of the accommodation. Whilst the original arrangement has been altered, this has allowed the ground floor to be opened up considerably, creating a much more coherent flow between the individual spaces and making better use of the original footprint.

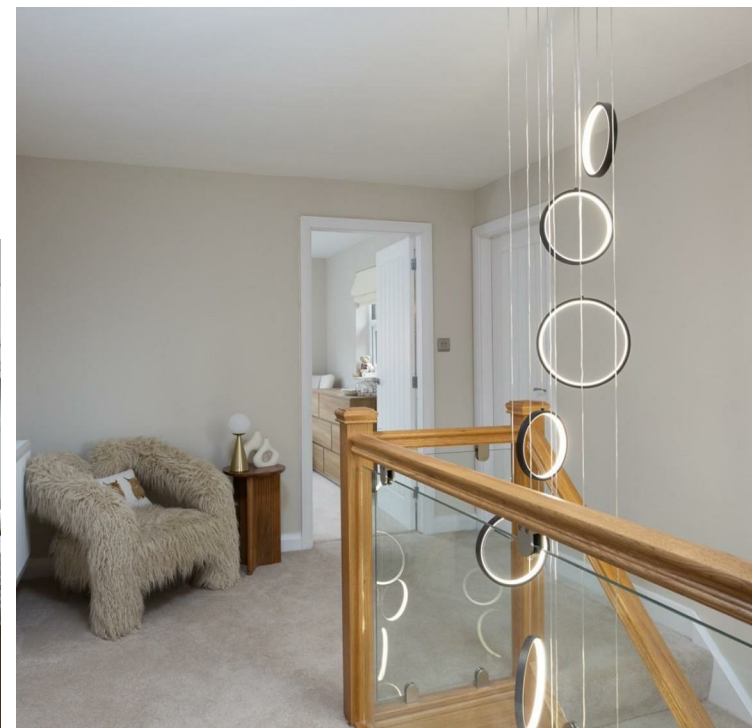
As part of the reconfiguration, a dedicated home office has been created, providing a quiet and practical working environment away from the principal living areas. Accessed via a short corridor from the central reception space, the office benefits from a double-glazed casement window overlooking the grounds and provides an ideal base for those requiring a permanent workspace within the home.

Positioned towards the front of the property is the formal dining room, which benefits from a large double-glazed window to the side elevation overlooking the gardens. A pair of doors to both the front and rear allows the room to be opened to the adjoining areas or closed off when a more intimate and private dining setting is required. The room in turn leads naturally into the principal sitting room. The principal sitting room forms part of an extension undertaken by the previous owners in 2010 and provides a substantial reception space extending to approximately 332 sq.ft. Despite its generous proportions, the room retains a comfortable and inviting character, with excellent levels of natural light and a wood-burning stove positioned along the right-hand wall providing a central focal point.

Towards the rear of the property, the ground floor is further complemented by a well-appointed utility room, providing excellent practical space with provisions for laundry facilities, a range of contemporary oak-effect wall and base units, recessed spotlights and a small double-glazed picture window. Directly adjoining the utility room is a particularly useful ground floor shower room, an invaluable addition to the accommodation. Well-proportioned in size, the room comprises a walk-in shower with twin shower heads, vanity wash hand basin and low-level WC.

At the time the main extension works were undertaken, around 2010, the same planning application also incorporated the conversion of the former garage, positioned adjoining the rear elevation, to create additional habitable accommodation. This has subsequently evolved into a superb entertaining space, currently arranged as a dedicated bar and designed with entertaining and enjoying the surrounding gardens very much in mind. This room and the adjoining utility and shower room could be occupied as a self contained annex.





The room is fitted with an L-shaped arrangement of bespoke-style bar furniture, complemented by a considered colour scheme which sits naturally within its surroundings. A particularly thoughtful feature is the connection to the outside, provided by a set of bi-folding doors which open directly onto the adjoining garden area. One of the most notable enhancements within this room was the enlargement of the original window overlooking the rear gardens and surrounding farmland. Rather than simply increasing the size of the opening, the owners have carefully extended the window horizontally to maximise the far-reaching outlook, whilst positioning it at a height that allows the views to be enjoyed equally whether standing or seated.

Ascending to the first floor, a beautifully crafted turned glass and oak-framed balustrade staircase rises to a central landing, providing access to four well-proportioned bedrooms and the principal house bathroom. Bedroom One is undoubtedly the principal bedroom suite and has been thoughtfully designed as three distinct yet interconnected areas, comprising the main bedroom, a dedicated walk-in dressing area and a magnificent en suite bathroom. Collectively, the suite benefits from no fewer than seven windows, with aspects to both the front and rear, ensuring an exceptional level of natural light whilst taking full advantage of the surrounding views.

The attention to detail within the en suite is particularly noteworthy, both in terms of specification and the careful consideration given to its layout. A substantial window has been incorporated into the rear elevation, occupying much of the wall and framing some of the most attractive views across the neighbouring farmland, down the rear garden and towards the pond. The positioning of the freestanding oval bath has been carefully considered to make the most of this outlook, creating a particularly enjoyable setting. The en suite is further appointed with a floating vanity wash hand basin with fixed mirror above, walk-in shower with twin shower heads, full-height surrounding tiling, low-level WC, recessed spotlights and a useful airing cupboard.

There are three further double bedrooms, each enjoying generous proportions, double-glazed windows and central heating radiators. Of particular note is Bedroom Three, positioned to the front of the property, which benefits from a walk-in storage cupboard. This space offers the potential, subject to the necessary requirements, to be incorporated into an en suite facility, with its position immediately adjoining the house bathroom potentially allowing for relatively straightforward connections. Completing the first-floor accommodation is an impressive house bathroom, fitted with an L-shaped bath with half-glazed shower screen and shower attachment over, a contemporary navy blue floating vanity unit with twin wash hand basins, and low-level WC.

Externally, The Willows occupies an exceptional private plot extending to approximately 2.15 acres, predominantly laid to lawn and accessed via a sweeping driveway from Bursea Lane. The property enjoys an enviable 360-degree rural setting, with established tree-lined boundaries providing an excellent degree of privacy. To the front, an attractive patio area provides an immediate outdoor entertaining space, continuing alongside the property and leading through to the rear gardens. Here, a further patio area is complemented by an impressive all-season, aluminium-framed pergola, complete with a hot tub. The gardens continue down through the grounds to a picturesque wildlife pond positioned towards the bottom of the plot. The pond provides a natural habitat for an abundance of wildlife, with the surrounding landscape offering an ever-changing backdrop throughout the seasons. A brick-built outbuilding is positioned towards the rear of the property and offers considerable scope for future enhancement, subject to the necessary approvals.

Despite its wonderfully rural position, the property is exceptionally well connected. Howden railway station is less than a 10-minute drive away, providing excellent commuter links, whilst the nearby M62 offers convenient access towards Leeds, Hull, York and further afield. Direct rail services to London within 2 hours and Edinburgh are available from both Howden and Selby, while Leeds Bradford Airport lies approximately an hour's drive away. The property is situated approximately 6 miles east of Howden town centre. Howden offers an excellent selection of independent and national retailers, restaurants, cafés and delicatessens.



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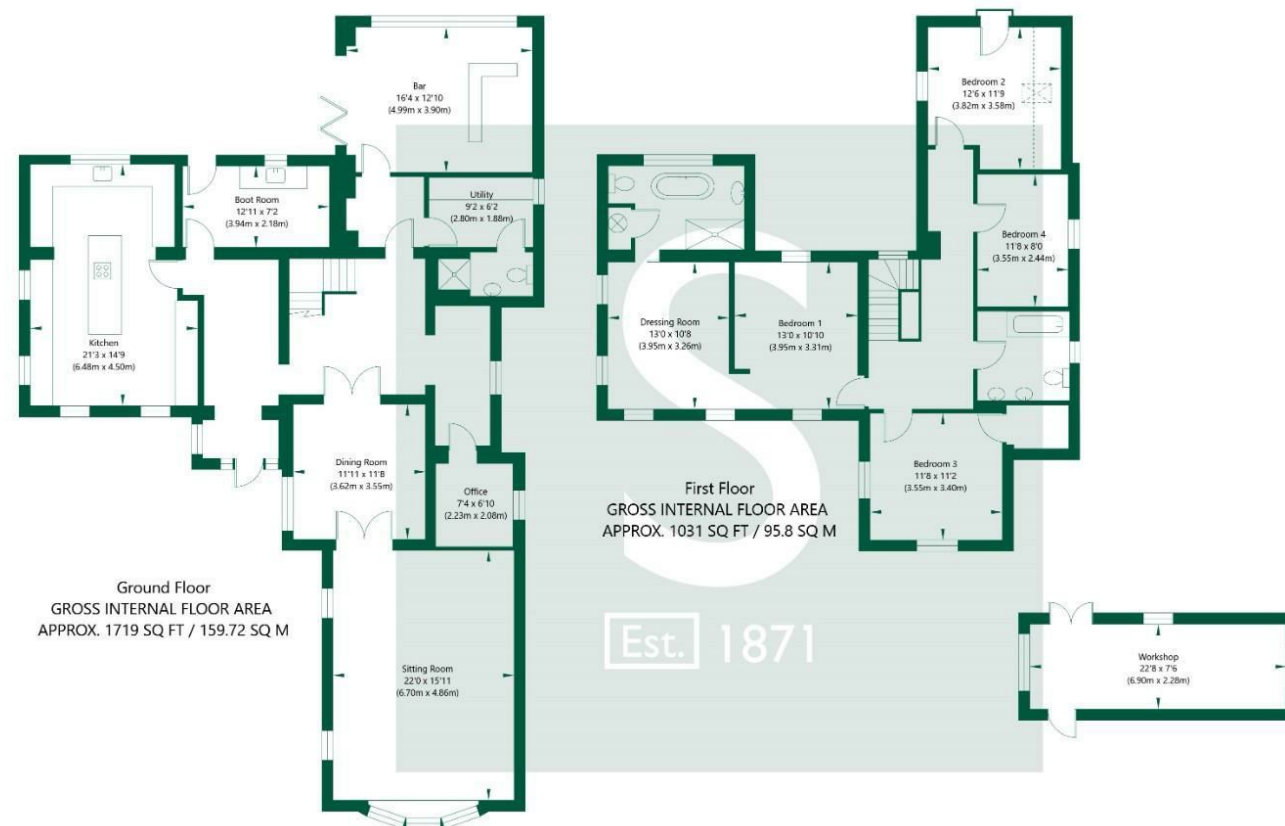
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 APPROXIMATE GROSS INTERNAL FLOOR AREA 2750 SQ FT / 255.52 SQ M - (Excluding Workshop)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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