



RM
English



Kelfield, YO19 6RN

- A remarkable property with over 4700 sqft of accommodation • 3.75 acre plot which includes a 3 acre paddock • 5000+ sqft general purpose building and a separate stable block • Party barn • Colossal open plan kitchen/living/dining area. Separate boot and utility room • Two reception rooms to the front of the property • Four large double bedrooms, two with walk in wardrobes and en-suite shower rooms. Separate family bathroom • Stunning gardens • Parking for multiple cars • EPC = C

Guide Price £1,250,000

Are you looking for somewhere remarkable, do you desire a large open plan living area, cosy rooms, land and outbuildings, then look no further as this individually designed property could be your forever family home. This extraordinary property has been a labour of love for the current vendors who wanted to create something unique. The property extends to over 4700 sqft of internal accommodation with high ceilings and an abundance of glass so that natural light is present throughout the house. Not only is the house impressive but there is also a 5000+ sqft general purpose building, a three acre paddock, a stable block and a party barn.

As you come through the front door into the vast entrance hall you cannot help but be amazed by the spectacular vaulted ceiling and the use of glass. An impressive staircase straight ahead leads to the first floor which has glass sides and a timber bannister. At either side of the entrance there are two reception rooms, both identical in size. As you walk forward you come to a set of timber doors.

On opening them you find yourself in a colossal room with a mind-blowing vaulted ceiling. This space is split into three parts which includes the kitchen/diner, a formal and an informal seating area. This space is versatile so could be used for a variety of different purposes depending on individual requirements. The formal seating area has an impressive log burner at its heart, whilst the secondary seating area is adjacent to the timber double doors. There is a large 8 pane glass window at the far end with French doors at the centre which allows natural light to flood the room and provides access to the garden beyond. The kitchen/diner is partially separated from the main room by three pillars. There is a central island with an Onyx worktop that incorporates an induction hob and doubles up as a breakfast bar at both ends. There is a separate worktop with a recessed stainless steel sink, a fridge/freezer, two beko eye line ovens, multiple storage units and space for a dining table with chairs. A second set of doors open to the garden. A boot room can be found off the kitchen with a worktop that has space below for white goods. There is a utility that comprises of a worktop with stainless steel sink, storage units, w/c and chrome heated towel rail.

Moving up to to the first floor you find yourself on an extremely spacious landing with one side being completely open providing views over the living area below. There are four large double bedrooms all with Velux windows. Two of the bedrooms benefit from walk in wardrobes and en-suites comprising of a double shower, low level w/c, hand basin with storage below and a chrome heated towel. In addition there is a separate family bathroom comprising of a walk in double shower, bath, his/her hand basins and a w/c.

Externally the property can be accessed via a set of timber gates that open to the extensive parking area which forms part of the 0.75 acre plot that is occupied by the house and outbuildings. At the rear of the plot there is the three acre grass paddock with a stable block adjacent, the perfect addition if you have horses. The general purpose building is substantial and can be used for a variety of purposes. There is a patio seating area to one end of the property, whilst the front has been gravelled. A party barn can be found next to the house, the perfect place for entertaining guests.





A STUNNING FAMILY HOME WITH LAND AND OUTBUILDINGS



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	79
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		0	0
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band G

Local Authority Selby District Council

Services Mains Water & Electric. Klargester and Oil Fired Central Heating



Address:
Reference: 1285

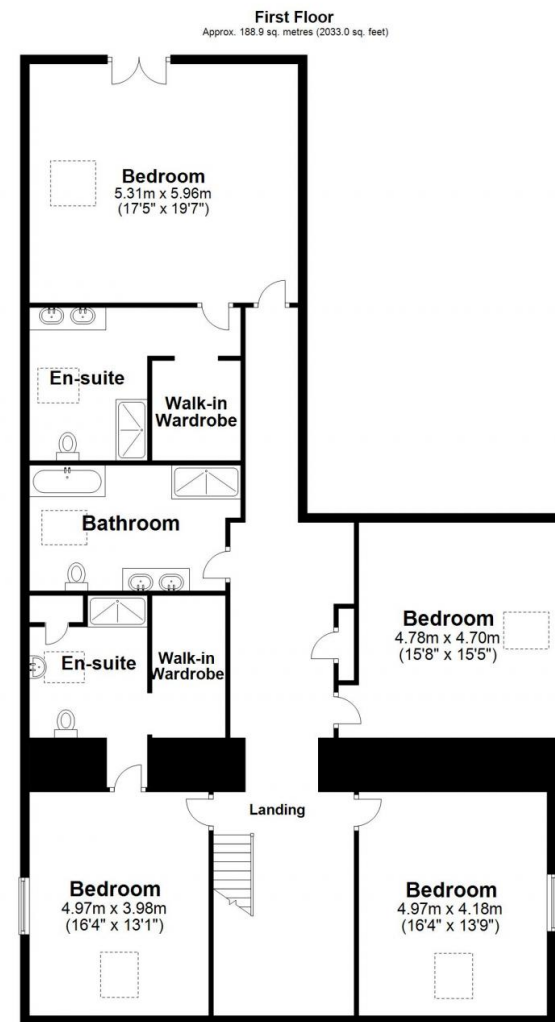
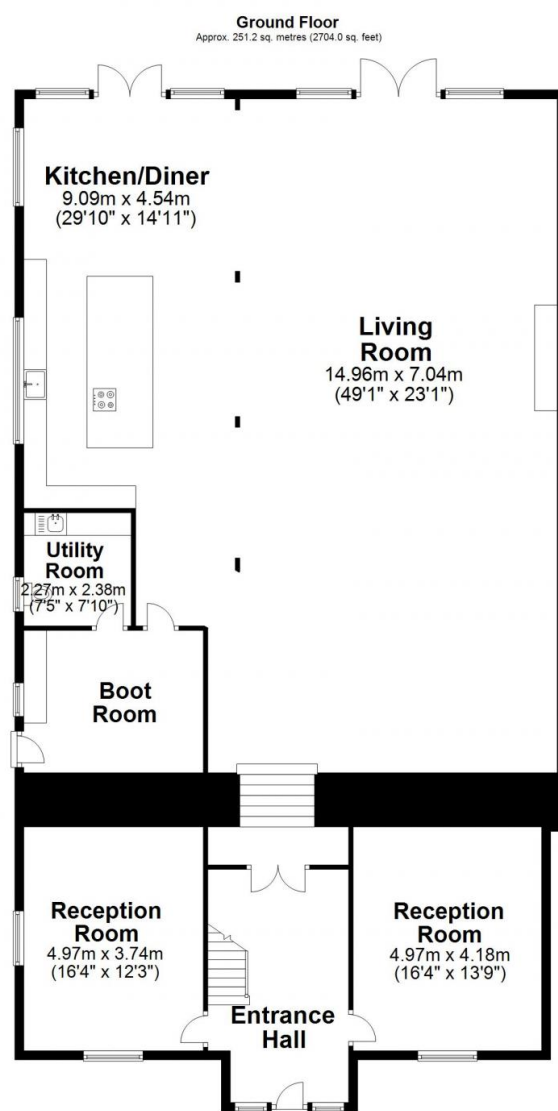


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Offices in York, Pocklington and Market Weighton

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Total area: approx. 440.1 sq. metres (4737.0 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

Disclaimer

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