Selby Road, Monk Fryston

£1,200,000

Stephensons
commercial

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Selby Road, Monk Fryston LS25 5EJ

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Est. 1871

Oakwood Cottage presents an exceptionally rare opportunity to acquire a beautifully crafted mixed-use country estate, comprising a stunning four-bedroom principal residence, an impressive 3,879 sq.ft. commercial building and approximately 3.34 acres of private grounds.

Residential Dwelling

Acquired by the current owners in 2007, the property has since undergone an extensive and meticulously planned programme of redevelopment. No expense has been spared in transforming what was once a modest dwelling into a substantial contemporary home, whilst preserving its character and ensuring it complements the wider estate. The result is a property of remarkable quality, where thoughtful design, exceptional craftsmanship and significant investment are evident throughout.

The principal works were completed in 2011 following the successful conversion of the former triple garage into residential accommodation, together with a substantial extension linking the original cottage to the newly created living space. In total, the programme added approximately 1,073 sq.ft. of internal accommodation, creating a home that flows effortlessly whilst remaining sympathetic to its rural surroundings.

The architectural vision centred around creating clearly defined living and sleeping accommodation. The original cottage now provides the bedrooms and bathrooms, whilst the extension forms the heart of the home with a magnificent vaulted open-plan kitchen, dining and living space. The former garage conversion has been seamlessly incorporated to provide elegant reception rooms, delivering an exceptional balance between expansive entertaining areas and comfortable everyday family living. Every element has been carefully considered and executed to an exacting standard, resulting in a home that is both visually outstanding and highly practical.

EPC rating 49 (E)

Tenure: Freehold
Services/Utilities: LPG, Mains Electricity, Mains Water and Sewage Treatment Plant are understood to be connected
Broadband Coverage: Up to 1800* Mbps download speed
EPC Rating: TBC
Council Tax: North Yorkshire Council Band E
Current Planning Permission: No current valid planning permissions
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.

The kitchen forms the undeniable heart of the home, a beautifully appointed space where exceptional design meets everyday practicality. Fitted with an extensive range of bespoke cream shaker-style cabinetry beneath granite work surfaces, the room is centred around a substantial island which incorporates a Quooker hot water tap and naturally becomes the focal point for both family life and entertaining. The island incorporates a ceramic sink with mixer tap, whilst a comprehensive range of integrated appliances is complemented by an impressive five-ring Rangemaster cooker, framed beneath a handcrafted timber canopy. Finished in a rich, muted plum tone that echoes the central island, this feature provides a striking yet elegant contrast within the otherwise timeless palette.

Above, the high vaulted ceiling with its exposed structural oak timbers creates an immediate sense of scale and character. Natural light floods the room through four double-glazed Velux roof windows, while twin sets of French doors frame views across the landscaped gardens and land beyond.

The extension has been thoughtfully designed to create distinct yet seamlessly connected living spaces with the benefit of underfloor heating through the kitchen, sitting room and snug. The kitchen occupies one half of the room, with the remaining space dedicated to generous dining and informal seating areas, perfectly suited to both relaxed family living and entertaining on a larger scale. A contemporary rotating 7kW wood-burning stove provides a striking focal point and an inviting atmosphere during the cooler months, whilst a discreet external door offers direct access to the commercial building and the land beyond.

The formal sitting room continues the exceptional standard established throughout the home, offering a cosy yet inviting reception room extending to approximately 373 sq.ft. An impressive picture window, echoing the original garage opening, allows natural light to pour into the room, complemented by additional windows to the side and rear elevations, together with French doors opening onto the gardens.

The interior has been finished with a refined and timeless palette, where carefully selected décor and soft furnishings combine to create a warm and welcoming atmosphere. Taking centre stage is an impressive inset wood-burning fire, set within a beautifully crafted sandstone fireplace and hearth, providing both a focal point and a cosy retreat during the winter months.

Adjoining the sitting room is a versatile snug, thoughtfully designed to adapt to a variety of lifestyles. Whether utilised as a snug, a home office, children's playroom or reading room, the space offers excellent flexibility.

Occupying the opposite side of the residence, the original property has been thoughtfully reconfigured to provide the bedroom accommodation, comprising four generously proportioned double bedrooms together with the beautifully appointed family bathroom. This carefully considered layout creates a clear distinction between the private and entertaining spaces.

The principal suite is a generous size, enjoying views across the landscaped gardens and the surrounding land. Beautifully proportioned, it's complemented by twin walk-in dressing rooms and a luxurious en suite bathroom, creating a private sanctuary befitting a home of this calibre. Each of the remaining bedrooms has been individually styled with great attention to detail, drawing inspiration from the timeless charm of a traditional Cotswold cottage. Soft, neutral interiors combine with quality finishes and all benefit from double-glazed windows, recessed ceiling spotlights and a central heating radiator.

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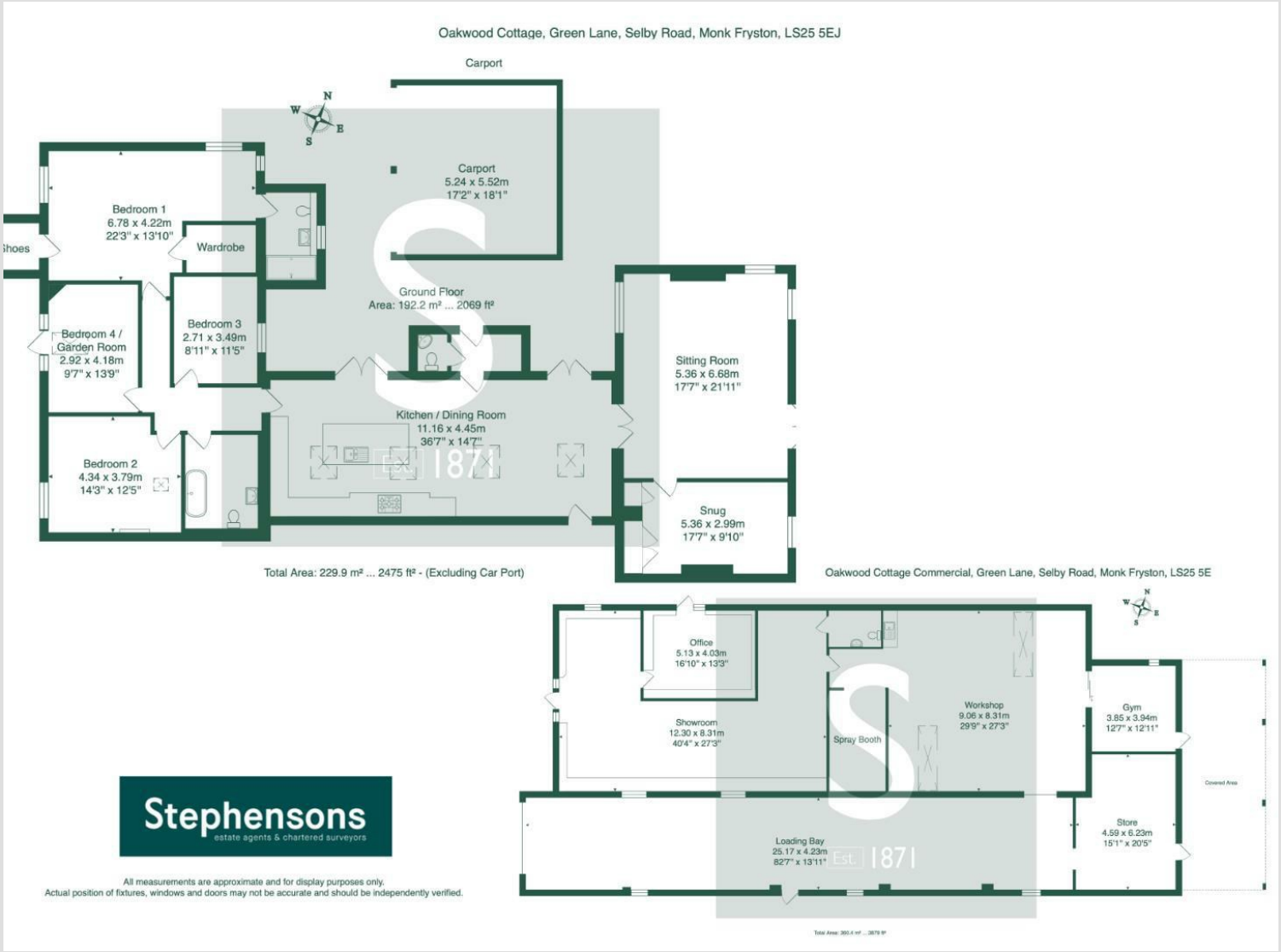
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