



Red House Farm Mews, Skipwith

£800,000

Stephensons
estate agents & chartered surveyors

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Red House Farm Mews, Skipwith YO8 5DP

Est. 1871

£800,000

An exemplary residence, exquisitely designed with a remarkable sense of individuality, offering 2,202 sq.ft of impeccably crafted internal space. Set within a generous quarter-acre corner plot, this home combines exceptional design with a prime location.

Completed in 2021 by the highly regarded Daniel Gath Homes, the property is part of a prestigious development of just eight exclusive homes at the edge of the village. The developer and architect's vision was to create a harmonious blend of traditional craftsmanship and contemporary living. The homes are distinguished by their timeless design elements, including oak porches, brick facades, and sage green windows, evoking the charm of a classic country residence while offering modern interiors.

Occupying a prominent corner plot within the development, this property is the first to be seen as you approach from the main street. It stands as an impressive double-fronted detached home, with a striking oak-frame apex porch and an attached double garage on the west elevation. The property is framed by elegant iron wrought railings, and a well maintained front garden with a pathway leading to the entrance. A sage green composite uPVC door opens into a welcoming hallway.

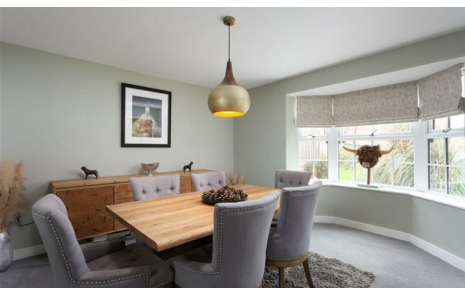
The hallway has been thoughtfully designed to make the most of both the space and the materials used. A glass and oak balustrade staircase ascends to the first floor, with a handy cupboard beneath offering additional storage. To the left of the hallway, the principal reception room awaits, centred around a log burner and complemented by refined décor choices. The bay window to the front elevation allows natural light to flood the room, creating an ideal space for relaxed living.

On the opposite side of the hallway, the formal dining room boasts a matching double-glazed bay window. This versatile space could serve various purposes, such as a home office or playroom, depending on the needs of the owner.

At the rear of the property, the heart of the ground floor living space is an outstanding open-plan kitchen and living area, spanning an impressive 531 sq.ft. This expansive room offers everything a modern family could wish for, all within one beautifully designed space.



Tenure: Freehold
Services/Utilities: All mains services are understood to be connected barring Gas. There is an Air Source heat pump for the main source of heating.
Broadband Coverage: Up to 1000 Mbps download speed*
EPC Rating: B - 88
Council Tax: F - Selby
Current Planning Permission: No current valid planning permissions



To the right, the kitchen is a standout feature, thoughtfully designed with a range of wall and base units on two sides, centred around a sleek island with three stools providing a casual breakfast bar. The work surfaces are finished with luxurious quartz, and the kitchen is equipped with a full suite of integrated appliances, including a fridge, freezer, dishwasher, wine cooler, microwave, induction hob with an extractor hood above, and a combination oven and grill. The units are all soft-close, and the kitchen is further enhanced by an inset sink with a mixer tap and drainer.

This exceptional space is further enhanced by two bespoke sets of bi-folding doors, seamlessly connecting the interior to the outdoor patio area. The current owners have cleverly utilised this space, creating a dining area and an additional sitting room, perfect for relaxed gatherings, with appropriate furniture and a wall-mounted TV.

Adjacent to the kitchen, a single-storey extension houses a practical utility room and ground-floor WC. The utility room is fitted with a range of base units, a secondary sink and drainer, and provisions for laundry facilities. The space has been embraced by the current owners as a boot room, offering convenient secondary access to the rear garden through a single door, allowing for easy transition between the indoors and outdoors.

On reaching the first floor, a generously proportioned entrance hallway leads to four beautifully sized double bedrooms and the house bathroom. The principal bedroom, situated at the rear of the property, is truly a highlight. Measuring an expansive 273 sq. ft, it benefits from twin double-glazed windows framing panoramic views of the picturesque countryside. This room is further complemented by a stunning en suite, featuring a walk-in shower, a floating hand wash basin, and a low flush WC. The room's design is elevated by elegant tiling and the contrast of acoustic panelling above the sink.

Each of the four bedrooms is well proportioned, with double-glazed sash-style windows and central heating. Notably, bedroom two, currently used as the guest bedroom, also boasts its own en suite, finished to the same exceptional standard as the principal bedroom.

Bedroom four, marked on the floor plan, offers a comfortable double room of 120 sq. ft. While presently configured as a dressing room, complete with full-height wardrobes, this versatile space can easily be adapted to suit the owner's needs. The wardrobes are available by separate negotiation.

The internal accommodation is completed by a contemporary house bathroom that continues the high standard of specification set throughout the property. Featuring a walk-in shower and a separate panelled bath with a shower attachment, the room offers both style and practicality. On the opposing wall, twin floating sink units are paired with a mounted mirror above, with a low flush WC to complete the space. The elegant interior choices are enhanced by tasteful half-height tiling and acoustic panelling, adding both refinement and warmth to the overall design.

Externally, the property boasts an impressive garden, offering a generous expanse of neatly maintained lawn, ideal for both relaxing and entertaining. The property enjoys a private, enclosed setting bordered by fencing and established planting, while open views across neighbouring fields create a wonderful sense of space and countryside.



living. A paved patio area provides the perfect spot for outdoor dining, with ample space for further amenities such as a hot tub. This delightful garden combines privacy, practicality, and scenic surroundings to create an inviting outdoor retreat.

Situated in the sought-after village of Skipwith, Red House Farm Mews is an exclusive development of individually designed homes. Skipwith is a charming and picturesque village, known for its strong sense of community and beautiful surrounding countryside, including the nearby Skipwith Common National Nature Reserve. The village offers a peaceful rural lifestyle, home to an award winning gastropub, The Drovers Arms, while still being conveniently located for access to Selby, York and surrounding areas, making it an ideal setting for those seeking both tranquillity and connectivity.

Note: The property was built in 2021 and benefits from having New Homes Building Warranty until 2031.

The current owners lease a small paddock, identified in the accompanying particulars by the two sheep shown. This area extends to approximately 0.25 acres and is enclosed on all sides by fenced boundaries. It includes a timber-framed field shelter.

Please note, the land is not owned by this property, but rather leased from Escrick Estates, who retain ownership of the land. Any prospective occupier of the property will need to obtain Escrick Estates' consent to continue leasing the land. Such consent will be subject to their approval and relevant conditions.

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

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.

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



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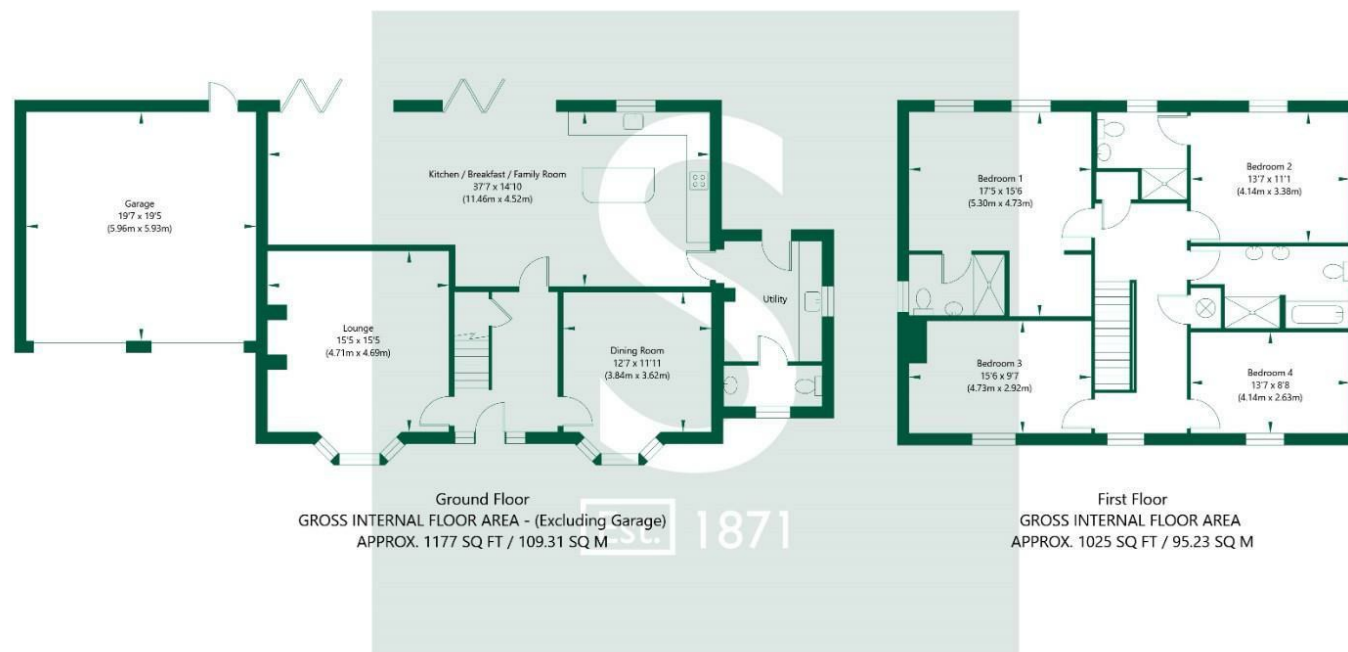
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2202 SQ FT / 204.54 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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