



Reden Hall , Cliffe Common

£685,000

- Detached Residence
- Country Style Kitchen
- Period Features
- Delightful Location
- Set Within Approx. 3.62 Acres
- Large Utility Room
- Polytunnel
- 3 Reception Rooms
- 4 Bedrooms
- Detached Garage

A wonderful detached residence with enormous history and character, set within 3.62 acres of paddock land.

Built in circa 1840, Reden Hall historically formed a village pub and assumes a commanding position on the edge of this popular village location. We understand that 100 years later the pub was converted to a residential dwelling and since then the property has been significantly extended, reconfigured and comprehensively enhanced, seeing the property meticulously restored and developed to create a truly stunning country house.

Reden Hall has well balanced rooms and a beautifully flowing layout. The house offers over 2,000 sq. ft. of immaculate family living accommodation, rich with an abundance of period features including two fireplaces with multi burner stoves. The ground floor enjoys three reception rooms with their own individually delightful aspects and a good sized country style kitchen with a range of integral appliances and electric range cooker. In addition, and most important for family life, there is a large utility room, a ground floor bathroom and a spacious entrance hallway, used by the present owners as a walk in boot room.

On the first floor two large bedroom suites occupy the front elevation of the property, both with sufficient space for appropriate bedroom furniture. The fourth bedroom is a good sized double, situated centrally within the property, next door to a beautiful walk in shower room complemented by white sanitary ware and contrasting grey tiling surround.

The principal bedroom is situated to the rear of the property and is entered down two steps, opening to a generously sized bedroom with a large casement window to the rear elevation providing commanding and uninterrupted countryside views.

To the outside, the property is accessed off the main road which in turn leads onto a substantial driveway accommodating off street parking for numerous motor vehicles. A detached garage will be found off the driveway.

The present owners have added two environmentally friendly features which include both an electric car charging point installed to the side elevation of the property and solar panels fixed to the garage roof. We understand the solar panels are owned and are transferrable to the next occupiers. In addition to that, the present owners have installed a new and up to date compliant septic tank filtration system which we understand dispenses clean water into a dyke alongside the property.

The property's rear garden has been designed to be wildlife friendly having a generous sized garden with a centrally located pond and a range of established fruit trees. Furthermore, there is a polytunnel ideal for growing fruit and vegetables. Two designated outdoor seating areas provide an area for outdoor reading, relaxing or entertaining, allowing privacy and peace and quiet.

The paddock land is located north of the property and extends to approximately 3 acres, being predominately enclosed by stock fencing and post and rail to the rear. The land would certainly appeal to those with equestrian interests and although there are no stables on site, there is the space and potential for the erection of stables subject to satisfactory planning consent. At present, there is a timber framed outbuilding with a water connection and enclosed area for containing the current livestock.

Cliffe Common is situated just over four miles from Selby with all of its amenities including schools, swimming pool, supermarkets, cafes and independent shops.

The property is ideally situated for commuting with the A19 and A1 within easy reach and Selby Train Station about four miles away providing regular services to London, York, Leeds and Manchester. Howden Train station is also only 7 miles away providing similar access to the aforementioned destinations.

Please note all distances are approximate.

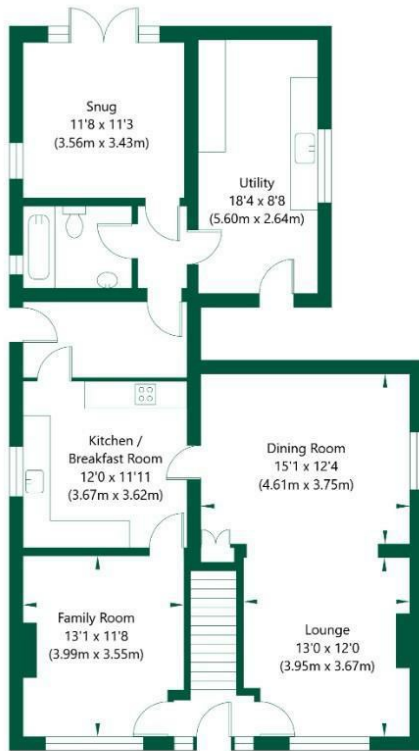
The property is sure to be of interest to those with established families and equestrian interests and it is not very often that properties of this size and nature with associated land come to the market. As the acting agents, we strongly advise an early inspection at the earliest opportunity. All viewings are strictly via appointment only.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

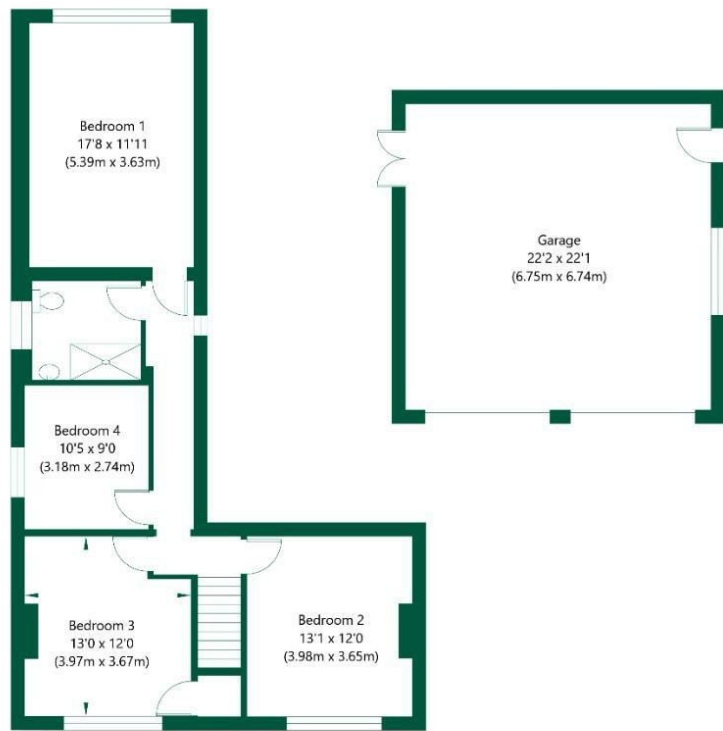




Cliffe Common, Selby, YO8 6EF



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1193 SQ FT / 110.82 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 810 SQ FT / 75.26 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2003 SQ FT / 186.08 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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