



## 74A Main Street, Bubwith

£875,000

- Detached Family Residence With 2 Bed Detached Annexe
- Open Plan Living Kitchen
- Generous Sitting Room
- Utility Room
- 5 Bedrooms Over 2 Floors
- Delightful Family Bathroom, En-Suite to Bedroom 1
- Paddock of Just Over 3 Acres
- Double Garage & Ample Off Street Parking
- EER 69 (C)

An exceptional family residence with detached two-bedroom annexe and paddock land extending to 3.47 Acres.

A magnificent opportunity to acquire an expansive family home with the rare addition of a separate, two-bedroom detached annexe which benefits from solar panels, and extensive paddock land measuring approximately 3.47 acres – offering an enviable lifestyle in a tranquil countryside setting.

This outstanding residence, completed in 2015 by a reputable local builder, is arranged over three floors and boasts nearly 2,600 sq.ft. of versatile and beautifully presented living accommodation. The current owners have carefully and tastefully designed the interiors to reflect a stylish contemporary aesthetic, with a stunning open-plan living kitchen forming the heart of the home.

Upon entering, the property immediately welcomes you with a well-proportioned entrance hall, featuring a useful storage cupboard/boot room. The central hallway leads to a cosy yet generously sized sitting room, positioned to the front elevation, featuring a bay-style double glazed window and additional side window, flooding the room with natural light. A wall-mounted electric fire adds warmth and ambiance, while ample space is provided for comfortable lounge furnishings.

The true highlight of the ground floor is the impressive open-plan living kitchen, an expansive space of approximately 600 sq.ft., designed with modern family life and entertaining in mind. Updated in recent years, the kitchen features an elegant arrangement of dark blue shaker-style base units paired with contrasting off-white wall cabinetry and solid oak work surfaces. Integrated appliances and a ceramic sink with mixer tap add both functionality and finesse. A wood-burning stove offers a charming focal point and a sense of warmth throughout the seasons.

Adjacent to the kitchen lies a practical utility room, fitted with additional base units and plumbing for laundry appliances. A ground floor bathroom adds further convenience for family living and has been tastefully updated, featuring a walk-in shower, combination vanity unit with WC, exquisite darker stone-style tiling, recessed spotlighting, and a wall-mounted LED mirror for a refined finish.

Ascending to the first floor, a spacious landing provides access to three generously proportioned double bedrooms, each benefitting from double glazing and central heating. The principal bedroom is a true retreat, extending to nearly 450 sq.ft., and enjoys far-reaching elevated views over the surrounding paddock land through a trio of large windows. A range of built-in wardrobes offer ample storage, and there is an en-suite shower.

The first floor arrangement is completed by a beautifully appointed house bathroom, offering both style and practicality. Featuring a traditional three-piece suite, this generously sized space is further enhanced by the addition of a separate shower cubicle, catering to the needs of a busy household. Quality fixtures and tasteful finishes combine to create a serene and relaxing environment, perfect for everyday family use.

A second staircase provides access to the second floor, where two further spacious double bedrooms are located. Thoughtfully designed with versatility in mind, this upper level offers an ideal setting for those who require a home office, guest accommodation, or private space for older children or multi-generational living.

Each of these rooms enjoys generous proportions, enhanced by natural light and charming character from the sloping ceilings. Both bedrooms are serviced by a shared cloakroom comprising a toilet and wash basin, ensuring added comfort and privacy. In addition, there is access to eaves storage, providing valuable hidden space for seasonal or bulky items.

Whether utilised as bedrooms, creative studios, or a quiet work-from-home haven, this upper floor significantly enhances the flexibility of the home's accommodation and ensures it meets the demands of modern family life with ease.

Occupying a prominent position along Main Street, this impressive property enjoys a central setting within one of the area's most sought-after and well-connected villages. Accessed directly from the roadside, a substantial gravelled driveway provides ample off-street parking and continues along the side of the main residence, passing the annexe and extending through to the paddock land beyond.

The external setting of the property is undoubtedly one of its most compelling features. Both the main house and the detached annexe benefit from a private and generously sized rear garden, enclosed to three sides and predominantly laid to lawn – offering a secure, versatile space ideal for families, pets, or entertaining. There is a detached double garage with electric, and electric roller shutter door.

Beyond the immediate garden lies the paddock, which is conveniently accessed via a gated entrance directly from the main drive. Extending to approximately 3.01 Acres, the land is well-maintained, tree-lined, and thoughtfully enclosed to three sides, offering a wonderful opportunity for those with equestrian interests, hobby farming, or anyone seeking a peaceful rural lifestyle with space to grow.

Properties offering such a unique combination of an extensive detached family residence, a self-contained two-bedroom annexe, and over 3 Acres of private paddock land are exceptionally rare to the open market. The land itself offers a wealth of possibilities, suitable for a variety of uses (subject to the necessary consents), and provides scope for a truly individual lifestyle tailored to the needs and ambitions of the new owner.

All viewings are strongly encouraged and strictly via the selling agent only.

Agents note: The Buyer covenants with the Seller that, for a period of 30 years from the date of completion, the Buyer shall pay to the Seller 40% of any uplift in value arising from the implementation of, or the grant of, any planning permission (whether full or outline) or other statutory consent which permits a change of use of the land (beyond the buildings and private gardens) from agricultural or equestrian use to any other use, including but not limited to residential or commercial development. This overage obligation shall apply solely to the land identified within the blue edging on the enclosed plan and shall expressly exclude the residential dwelling and its immediate curtilage. The overage shall become payable upon the earlier of the commencement of the development or the disposal of the land with the benefit of such planning permission.

Tenure: Freehold  
Services/Utilities: LPG Gas, Electricity, Water and Sewerage are understood to be connected  
Broadband Coverage: Up to 76\* Mbps download speed  
EPC Rating: 69 (C)  
Council Tax: East Riding of Yorkshire Council Band E  
Current Planning Permission: No current valid planning permissions

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

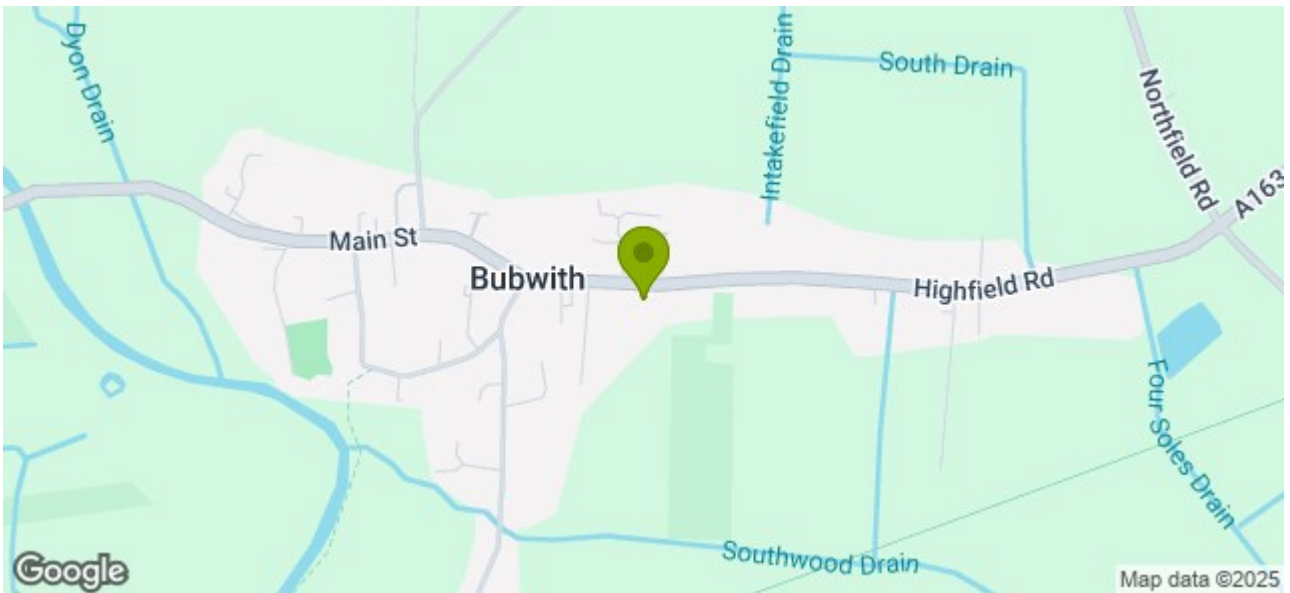
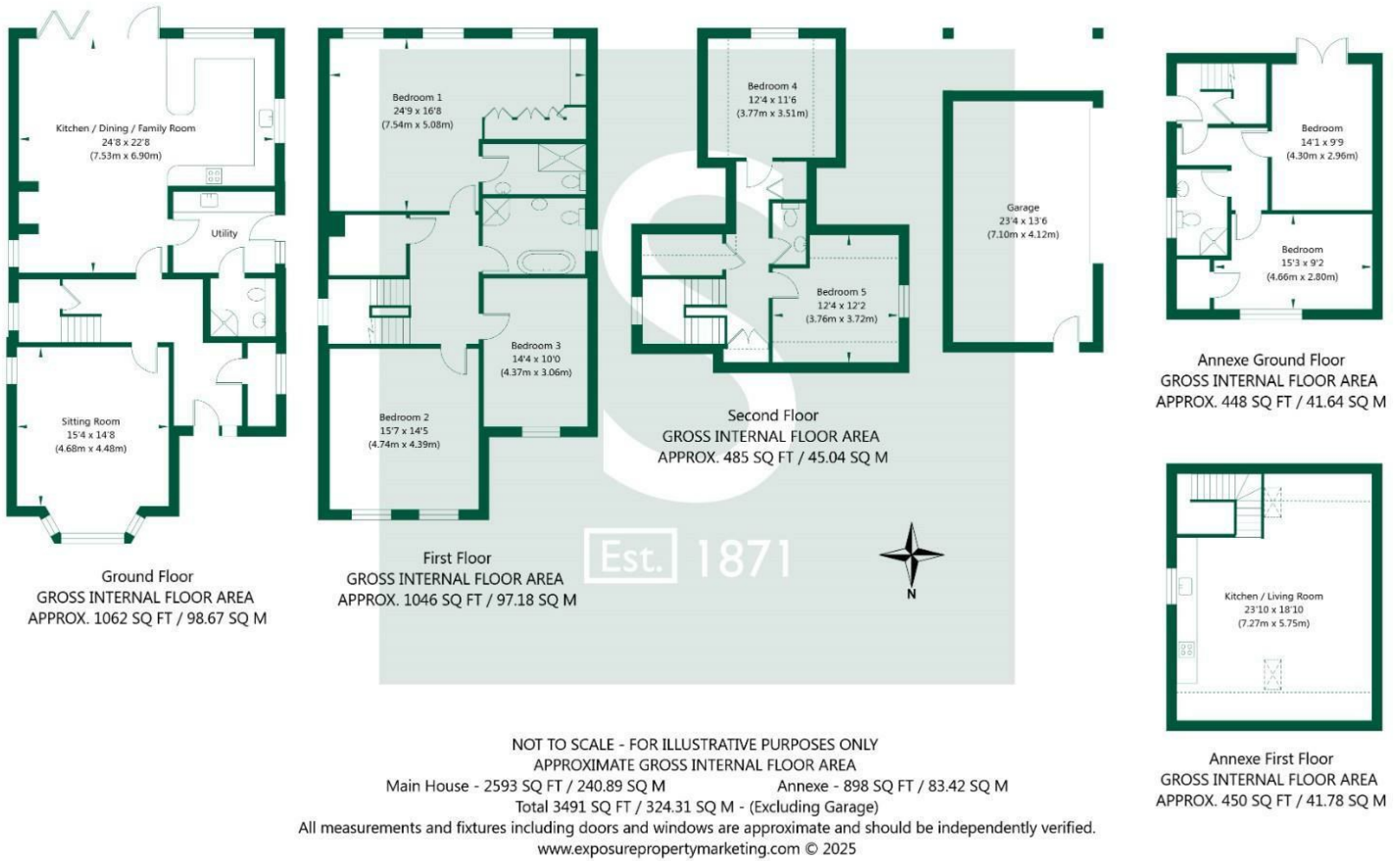
\*Download speeds vary by broadband providers so please check with them before purchasing.







# Main Street, Bubwith, Selby, YO8 6LX



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