

# Park Row



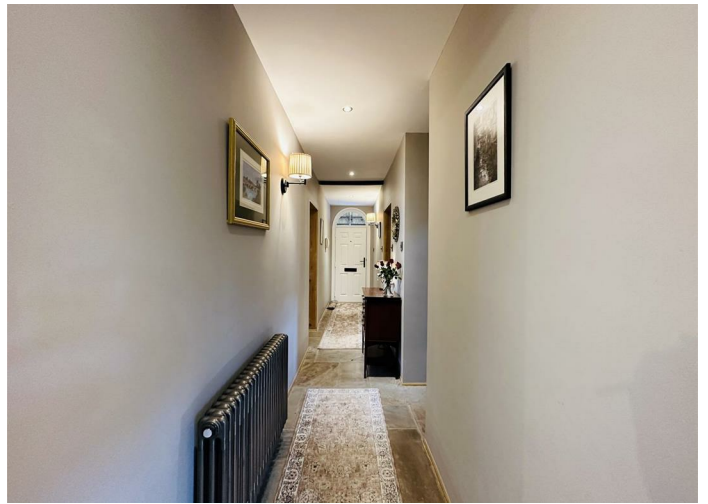
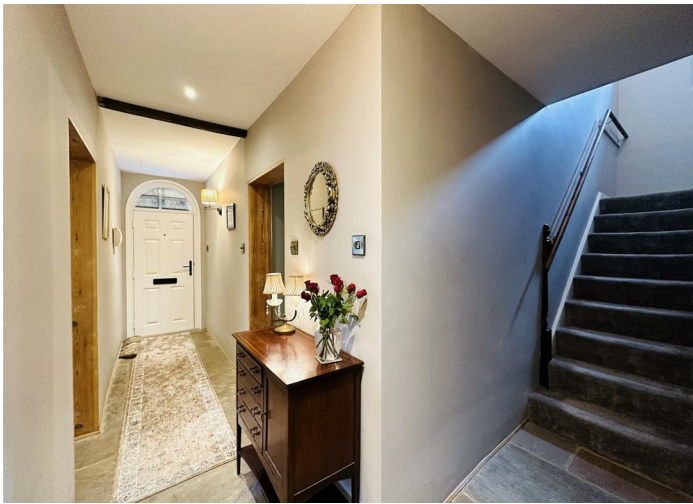
**Church Hill, Wistow, Selby, YO8 3UU**

**Offers Over £450,000**



**\*\* CHARACTER PROPERTY DATING BACK TO 1750 \*\* INTEGRAL DOUBLE GARAGE \*\*** Situated in the desirable village of Wistow, this detached family home briefly comprises: Hall, Lounge, Dining Room, Breakfast Kitchen, Snug and Ground Floor w.c. To the First Floor are bedrooms, with en-suite bathrooms to two bedrooms, additional Dressing Room to Master Bedroom and further Family Bathroom. Externally, the property benefits from off street parking with double garage with Utility Area and enclosed South-Facing rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS.'**



















## PROPERTY OVERVIEW

The Old Coach House on Church Hill, Wistow, is a truly enchanting village home dating back to 1750. Lovingly restored, it blends timeless period charm with modern comfort, offering a rare chance to own a beautifully preserved piece of local history right in the heart of this ever-popular village.

Its chocolate-box façade is instantly captivating, with red brickwork, a pantile roof and the distinctive thatched storm porches that shelter both entrance doors. A private driveway provides generous off-street parking and leads to an integral garage — a real advantage in a village setting.

Inside, the house is full of warmth and character. Exposed beams, cosy fireplaces and carefully preserved period features sit alongside tasteful contemporary finishes. The accommodation includes a welcoming sitting room with a feature fireplace, a generous dining room with built-in bookcases and a feature fireplace, and a stylish modern kitchen with wooden worktops and integrated appliances. There are four well-proportioned bedrooms — one currently used as a home office — along with two having elegant en-suite access, and a charming family bathroom and views over the village.

The pretty rear garden is a peaceful suntrap, mainly laid to lawn with mature planting and a paved patio ideal for outdoor dining. The thatched rear porch offers a picture-perfect spot to sit and enjoy the tranquillity.

Wistow itself is a highly regarded village with a welcoming community, an excellent primary school, a popular pub/restaurant and a cricket club, all within easy reach. Selby, York and Leeds are easily accessible, with excellent road links via the A63, A19, A1(M) and M62.

Homes of this character and charm rarely come to market at this price point. The Old Coach House is quite magical — full of soul, beautifully presented, and ready to move straight into.

## GROUND FLOOR ACCOMMODATION

### Hall

27'11" x 8'7" (8.53m x 2.63m)

### Lounge

14'9" x 13'5" (4.51m x 4.09m)

### Dining Room

14'2" x 13'6" (4.32m x 4.13m)

### Breakfast Kitchen

14'4" x 13'1" (4.37m x 4.01m)

### Snug

11'2" x 11'0" (3.41m x 3.36m)

## Ground Floor w.c

6'8" x 6'6" (2.04m x 1.99m)

## Inner Hall

6'2" x 4'5" (1.89m x 1.37m)

## Garage

18'10" x 18'4" (5.75m x 5.61m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

13'6" x 11'9" (4.14m x 3.60m)

### Dressing Room

10'0" x 6'11" (3.05m x 2.13m)

### En-Suite

9'11" x 6'5" (3.04m x 1.97m)

### Bedroom Two

17'7" x 9'8" (5.38m x 2.95m)

### En-Suite

7'1" x 5'3" (2.17m x 1.61m)

### Bedroom Three

13'6" x 9'7" (4.14m x 2.94m)

### Bedroom Four

10'6" x 7'4" (3.22m x 2.24m)

## EXTERIOR

### Front

Access to public pedestrian footpath.

### Rear

Access to off street parking for multiple vehicles and access to double garage and enclosed rear garden. The garden is predominately laid to lawn with patio area, fully encapsulated with brick wall.

## DIRECTIONS

Leave Selby on Millgate (B1223) signposted Wistow. On entering the village of Wistow proceed down Selby Road, follow the road round onto Church Hill and the property will be clearly marked by the Park Row Properties 'For Sale' board.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County Council

Tax Banding: D

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains  
Heating: Oil  
Sewerage: Septic Tank  
Water: Mains

Broadband: Ultrafast  
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

### MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

### MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

### OPENING HOURS

CALLS ANSWERED :  
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

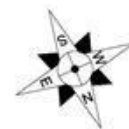
Friday - 9.00am to 5.30pm  
Saturday - 9.00am to 5.00pm  
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124  
GOOLE - 01405 761199  
SHERBURN IN ELMET - 01977 681122  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480

### VIEWINGS

Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Ground Floor Area**  
**1239 sq. ft**  
**(115.13 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**First Floor**  
**Approximate First Floor Area**  
**886 sq. ft**  
**(82.31 sq. m)**

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