



**School Farm, Skipwith**

Selby

£850,000

# School Farm

Skipwith, Selby

An individual and charming five bedroom period home, comprehensively remodelled to offer a blend of period elegance with contemporary living. Situated in the picturesque village of Skipwith, this property presents an excellent opportunity for those looking for a versatile and sociable living space.

Upon entering the house via an oak timber porch, you are greeted by a generous hallway with exposed brick wall and stone flagged floor. Two reception rooms, one on either side of the entrance hall, over look the front elevation and feature sash windows with plantation shutters. The living room includes floating oak mantel and fitted cabinet with storage in the alcove. With the additional reception room currently dressed as a formal dining room and features an exposed brick chimney breast.

The centrepiece of the property is the stunning open plan kitchen/dining living room at the rear. Decorated in neutral tones with stone flagged floor and exposed oak ceiling beams and trusses. The high specification kitchen includes fitted wall and base units, integrated appliances, range cooker and provision for a large fridge/freezer. A contrasting kitchen island commands the room with part granite, part oak worktop and space for four stools for informal dining. A bespoke window seat is a welcome unique feature and provides peaceful views over fields beyond.

The remainder of this luxurious room includes a media wall with gas fire below and ample space for a sofa and chairs. Bi-fold doors open up on to the rear stone flagged patio, meaning in the warmer months this room can be opened up to flow seamlessly to the outdoor space.

A separate utility room and cloakroom/WC complete the ground floor accommodation. Throughout the ground floor is zone operated underfloor heating in addition to a high specification lighting and sound system.





Upstairs to the first floor are four double bedrooms, all of which have sash windows and plantation shutters. The principal bedroom continues with the theme of the ground floor with an exposed brick chimney, and has its own ensuite shower room. Imaginatively designed, bedrooms three and four are linked by a double internal door, so these rooms can be opened up to create one large living space. Further off the landing is a stylish house bathroom with free standing bath and separate walk in shower.

The second floor has been carefully converted to accommodate a beautiful large bedroom and bathroom with stand alone bath and wet room with rain shower, with recessed shelves and clever lighting to maximise the space.

Externally the property is set back behind a low brick garden wall with landscaping either side of the garden path. The rear garden includes a large patio area perfect for al fresco dining, with the rest mainly laid to artificial lawn.

The borders are edged with a fence boundary, thoughtful and mature landscaping, and path leading to a further patio and seating area at the bottom of the garden. A gravelled driveway to the side of the property leads to a newly built double garage with electronic door and a separate store to the side.

In summary a superb home renovated to the highest standard to create luxury living space both inside and out. The property has been comprehensively stripped back to basics and rebuilt by local craftsman and is offered in a truly walk in condition.





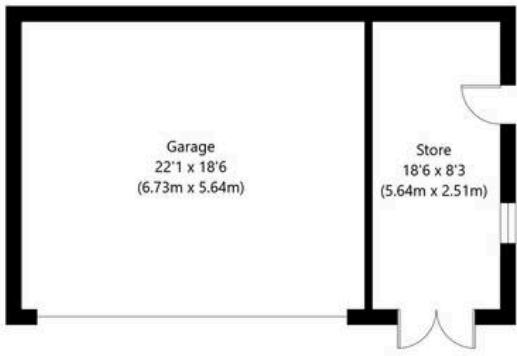






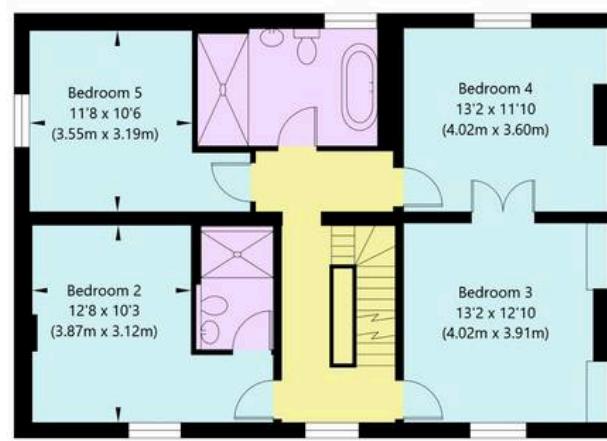


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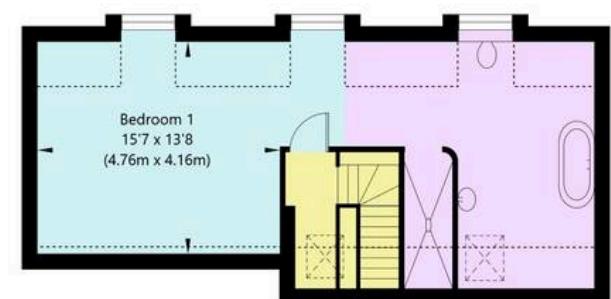


Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1295 SQ FT / 120.33 SQ M

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 940 SQ FT / 87.32 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 540 SQ FT / 50.16 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2775 SQ FT / 257.81 SQ M - (Excluding Garage & Store)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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