

Mulberry Vale, Skipwith, Selby

Asking Price £365,000

**** HELP TO BUY AVAILABLE ****

A stylish new build cottage in the style of a period barn conversion, ideal for young and mature families alike. The property has been designed and built by Orchard Homes and comes with a high specification finish.

www.orchard-homes.com

NB: The photographs are representative of an Orchard Homes 'Show House' at their previous development.



Location

With its village green, excellent gastro pub, church and village hall, it really is the idyllic slice of countryside community life you have been looking for. What's more, with Skipwith Common being a National Nature Reserve, there are plenty of trails to explore and stunning wildlife to spot.

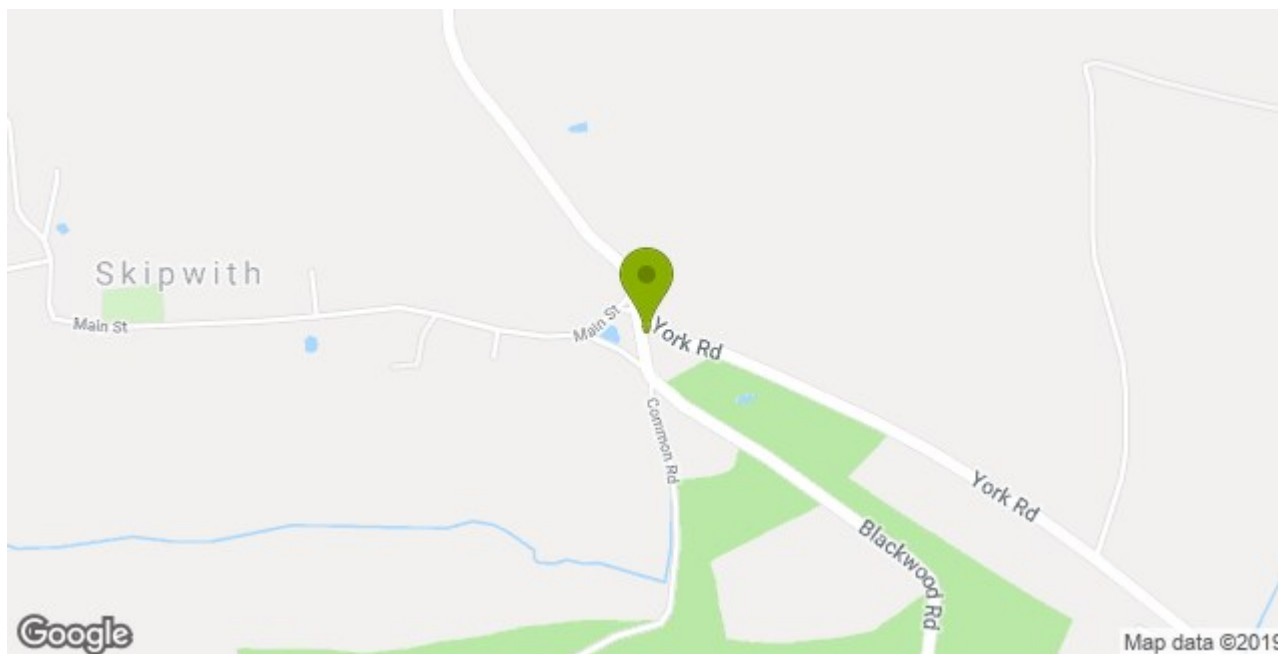
ESCRICK

Just three miles away is the village of Epsrick with a range of amenities and services that makes everyday life simple, meaning it is easy should you need to pick up some kitchen essentials. Epsrick has a busy village life of its own that also provides a wonderful community feel. You'll find an Ofsted-rated 'outstanding' primary school, a tennis club, village green, village hall, two restaurants and three pubs ranging from gastro to more traditional. There is also plenty to get involved in with community bonfires, summer and Christmas fairs, Christmas carols on the green and village 10km runs.

NEARBY

Ideally situated near the A19, just eight miles away is the Cathedral city of York. A place of extraordinary culture, York is a wonderful city where Roman walls surround contemporary independent shops and fabulous food outlets lining intertwining cobbled streets. Perfectly situated in-between Edinburgh and London, with each city just two hours away by train, there's lots to do in York for all ages and plenty of exploring to do. Don't just take our word for it though - the city itself was recently voted 'The Best Place to Live in Britain' by The Sunday Times in 2018. Just 7 miles south along the A19 is the historic town of Selby with its impressive Selby Abbey built in 1068. The David Lloyd gym is 11 miles away and York Designer Outlet reached in just 15 minutes. Both York and Selby have fantastic transport links further afield to Leeds, Manchester, Edinburgh and London.

Mulberry Vale is a stunning development offering a magnificent mix of countryside life whilst being within touching distance of some of the UK's best-loved cities.



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg dip MRICS
 O J Newby MNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)

Associates

CS Hill FNAEA
 N Lawrence

