



Amber Lodge Main Street, Reedness, DN14 8EW

HUNTERS[®]
EXCLUSIVE

Amber Lodge Main Street, Reedness, DN14 8EW

Asking Price £749,950

NO ONWARD CHAIN. A Private Equestrian Sanctuary in the Heart of the Yorkshire Countryside Amber Lodge is a home that reveals its quality long before you reach the front door. Set behind elegant electric gates with mobile-linked intercom and dual cameras, the property welcomes you along a private driveway framed by elegant lighting that can be Wi-Fi controlled and automated, creating a warm, refined sense of arrival.

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Approximate Floor Area = 145.4 sq m / 1565 sq ft
 Outbuildings = 160.6 sq m / 1729 sq ft
 Total = 306.0 sq m / 3294 sq ft
 (Excluding Barn)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #116457

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Amber Lodge

Inside, the home is crafted with care, detail, and a clear appreciation for premium materials. The solid oak staircase sets the tone immediately—warm, substantial, and timeless. Every internal door echoes this same oak finish, complemented by high-quality skirting boards and luxury wooden flooring that flows seamlessly across the entire ground floor, giving the home a rich, cohesive feel. At the heart of the home lies the large open-plan kitchen diner, a space designed for both everyday living and memorable gatherings. Quartz work surfaces bring refined contemporary elegance, while integrated appliances—fridge-freezer and dishwasher— sit within bespoke cabinetry. High-premium taps and shower systems elevate the specification, and a Wi-Fi-controlled electric fire adds modern comfort at the touch of a button. Dish washer, fridge freezer, oven are all under manufacturer's warranty

Crucially, all electrics, plumbing, heating, smoke detectors, ventilation systems and associated infrastructure throughout the property are brand new and have been recently signed off by Building Regulations. This provides exceptional peace of mind, ensuring the home is not only luxurious but fully compliant, modern, and future-proof. From the kitchen’s rear aspect, the view opens into a peaceful field with grazing cows, reinforcing the sense of rural tranquillity and uninterrupted countryside living. A thoughtfully designed utility room adds everyday practicality, providing valuable storage, appliance space, and direct access to a useful downstairs toilet—ideal for busy equestrian life, muddy boots, and guests.

Upstairs, the bedrooms are generous and inviting, each one offering a unique privilege: a clear view of the horses in their stables. Whether waking in the morning or settling down at night, the connection to the equestrian life outside is ever-present. The master en-suite elevates this experience further. Featuring a classic roll-top bath and an extensive oversized shower, it provides a spa-like retreat—and from the bath itself, you can watch your horses in their stables, a rare and enchanting luxury that makes Amber Lodge truly special.

Beyond the home, the wider grounds are shaped with privacy and lifestyle in mind. A line of mature Portuguese laurels forms a dense, evergreen boundary between Amber Lodge and its neighbour, ensuring complete seclusion while preserving the openness of the surrounding countryside.

Nestled away from both the house and the equestrian yard is a generous, secluded park area—an inviting outdoor retreat ideal for BBQs, family gatherings, or quiet relaxation. Open to the sky and surrounded by nature, it includes two small, charming sheds that provide convenient storage for outdoor equipment, seating, or seasonal items. Amber Lodge also benefits from extensive parking, with ample space for multiple vehicles, horseboxes, trailers, visiting cars, and rural machinery—a practical advantage for equestrian life, events, and family use.

A standout feature of the grounds is the large concrete hard-standing, currently used as a patio area. With its brand-new drainage system, this space is not only durable and low-maintenance but also clear potential for additional stables or further equestrian development, giving future owners exceptional flexibility to expand their facilities.

The Equestrian Estate

Step outside, and Amber Lodge transforms into a fully realised equestrian estate. The land—5.5 acres of flat, usable grazing—is bordered securely and served by a fresh water supply.

At its Centre lies a professional 60m × 40m floodlit arena, offering year-round riding and training. This full-size arena provides a solid, sand-based surface suitable for schooling, jumping, and flatwork, with floodlighting enabling evening and winter use and making Amber Lodge suitable for serious riders, training, and potential clinics.

The equestrian yard includes multiple stables, an indoor horse shower room, two workshops, and a vast 4,400 sq ft powered barn—a space with endless potential for horses, storage, machinery, or rural enterprise.

A 28ft portacabin with full-speed broadband provides a dedicated environment for remote working, grooming, tack preparation, or business use, while fifteen solar panels on the barn roof contribute to the property’s energy efficiency. A brand-new sewage digestion system, connected to the main drains, completes the infrastructure that makes Amber Lodge not just impressive, but exceptionally practical.

Location & Lifestyle

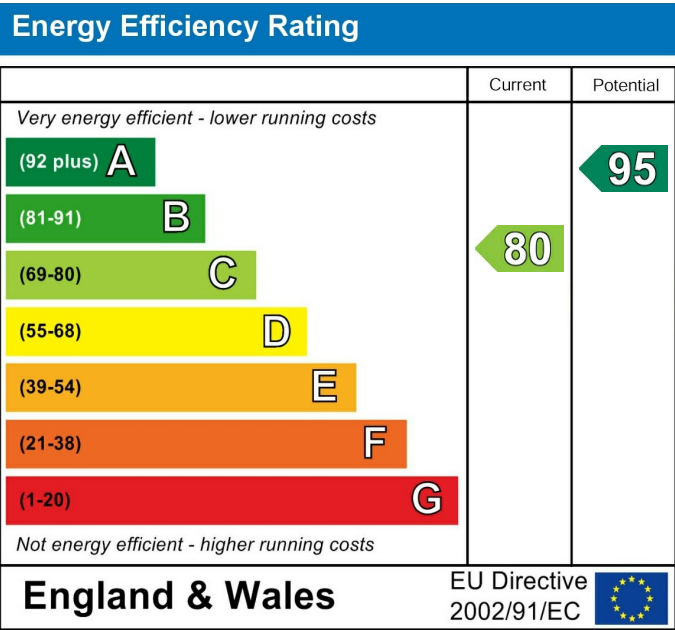
Set within the peaceful village of Reedness, the property enjoys open rural views and easy access to Goole, Howden, Selby, and the

M62 corridor. The surrounding area is rich with equestrian routes, countryside walks, and a welcoming rural community.

Amber Lodge is more than a home—it is a lifestyle. A private sanctuary where luxury living meets equestrian excellence, where every detail has been considered, and where the tranquillity of the countryside blends effortlessly with modern convenience. For those seeking space, privacy, and a property that truly stands apart, Amber Lodge offers a rare and compelling opportunity.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; C - This is to be confirmed.
EPC Rating : C



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.















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