



HUNTERS[®]
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4 Long Acre, Camblesforth, Selby, YO8 8GN

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Offers In The Region Of £295,000

DESCRIPTION

Long Acre, Camblesforth, Selby | £295,000 (O.I.R.O)

Vast 1,511 Sq. Ft. Footprint: Highly Private 4-Bed Home with Built-In Audio & 3-Car Parking

?? The Standout Highlights

- Exceptional Parking Facility: Deep private driveway providing secure off-street parking comfortably accommodating up to 3 vehicles.
- Whole-House Built-In Audio: Seamlessly integrated speaker system installed throughout the home, perfect for playing music and entertaining.
- Maximum Privacy & Seclusion: Positioned on a remarkably private plot with a fully enclosed, un-overlooked rear garden.
- Vast 1,511 Sq. Ft. Total Footprint: Combined space featuring a 1,367 sq. ft. main residence and a substantial 144 sq. ft. external garden room.
- Hogg-Built Excellence: Premium structural quality from a highly coveted local developer famed for robust, traditional cavity brickwork.
- Extensively Refreshed: Impeccably updated and freshly decorated within the last 12 months by the current owner.
- Insulated Garden Room: Newly added, fully insulated premium external structure. A private, quiet sanctuary ideal for a summer lounge, gym, or retreat.
- Maximum Efficiency: Rare Council Tax Band B rating, guaranteeing exceptionally low fixed annual running costs for a property of this scale.
- Prime Cul-De-Sac Plot: Quiet, safe, and highly requested village position.

?? Step Inside This 1,511 Sq. Ft. Property.

The Ground Floor Living Spaces

A bright reception hallway instantly showcases the property's superior build quality and features the central controls for the impressive whole-house integrated audio system. The expansive lounge is flooded with natural light, offering a pristine, generous space for family relaxation with premium sound connectivity. To the rear, the dining area serves as a clean, highly functional hub configured for modern living with seamless garden access.

The ground floor is completed by a contemporary guest W.C. and two highly versatile double bedrooms. These spaces offer ultimate layout flexibility—perfect for anyone requiring single-level living, a gaming zone, or an expansive home workspace.

The First Floor

Upstairs hosts two further expansive double bedrooms, both boasting clean architectural lines, excellent ceiling heights, bright layouts, and integrated speaker zones. A family bathroom serves this floor, kept in immaculate condition with crisp, clean fixtures and fittings.

The Exterior & Secluded 144 Sq. Ft. Garden Room

The front features an attractive, low-maintenance garden alongside the substantial 3-car private driveway. The rear garden is an absolute standout feature, offering an exceptional degree of privacy. Fully enclosed and entirely un-overlooked, it provides a secure, peaceful haven for outdoor relaxation and family life.

Nestled perfectly within this private space is the newly constructed, high-specification 144 sq. ft. garden room. Fully insulated to residential standards, this weather-proofed structure offers a wonderfully quiet and secluded environment to customize into your own personal retreat away from the main house.

Location & Connections

Enjoy idyllic village life in Camblesforth. You are steps away from the local primary school, village store, and historic pub, while surrounded by scenic North Yorkshire countryside. Commuting is effortless with rapid access to the A1041, leading directly to the M62 and A1(M) networks for quick transit into Selby, York, and Leeds.

This property represents the absolute pinnacle of luxury features, parking convenience, and renowned Hogg build quality. Book your viewing via Hunters Selby today.

Material Information - Selby

Tenure Type: Freehold
Council Tax Banding: B
EPC Rating : C

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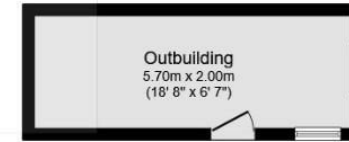
Ground Floor

Floor area 72.7 sq.m. (783 sq.ft.)



First Floor

Floor area 56.1 sq.m. (603 sq.ft.)



Outbuilding

Floor area 11.6 sq.m. (125 sq.ft.)

Total floor area: 140.4 sq.m. (1,511 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	85
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	











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