



SELBY ROAD, HOLME-ON-SPALDING-MOOR
£2,000,000

Carter Jonas

SEATON NEW HALL, SELBY ROAD, HOLME-ON-SPALDING-MOOR, YO43 4EZ

Welcome to Seaton New Hall, a substantial modern country house set in approximately 26 acres of picturesque land. This impressive estate includes a detached 1600 sq. ft. annexe, offering additional living space and versatility.

Seaton New Hall stands majestically amidst beautifully maintained formal gardens that frame the main house. The property boasts five double bedrooms, each with its own ensuite. The expansive ground floor features four reception rooms and a dining kitchen with folding doors, perfect for both casual and formal gatherings.

A striking double-storey window at the front of the house floods the interior with natural light. The internal balcony on the landing provides stunning views over the gardens and surrounding land, allowing you to enjoy the scenery year-round. Beyond the immediate garden, the estate includes two large fields, with surrounding mature woodlands and arable fields, offering unparalleled serenity and privacy.

The charming cottage annexe, was developed by the current owners in 2003. This cottage features a mezzanine first-floor living space with exposed timber beams, making this substantial home very attractive in its own right. Additionally, there is a brick-built, three-car carport with a gym, home office, or playroom above, and a large shed, completing this exceptional offering.

Material information:

Construction - brick and block
Water & electricity - mains
Sewage - sewerage treatment plant
Heating - oil-fired
Broadband - Starlink currently
Tesla charger for EV charging

Ongoing charges - Water pipe charge ERYCC £1.50
Drainage board for land £6.58 per acre last year

TENURE Freehold

LOCAL AUTHORITY East Riding of Yorkshire Council

COUNCIL TAX G

EPC BAND: Main House - C
Annex - D

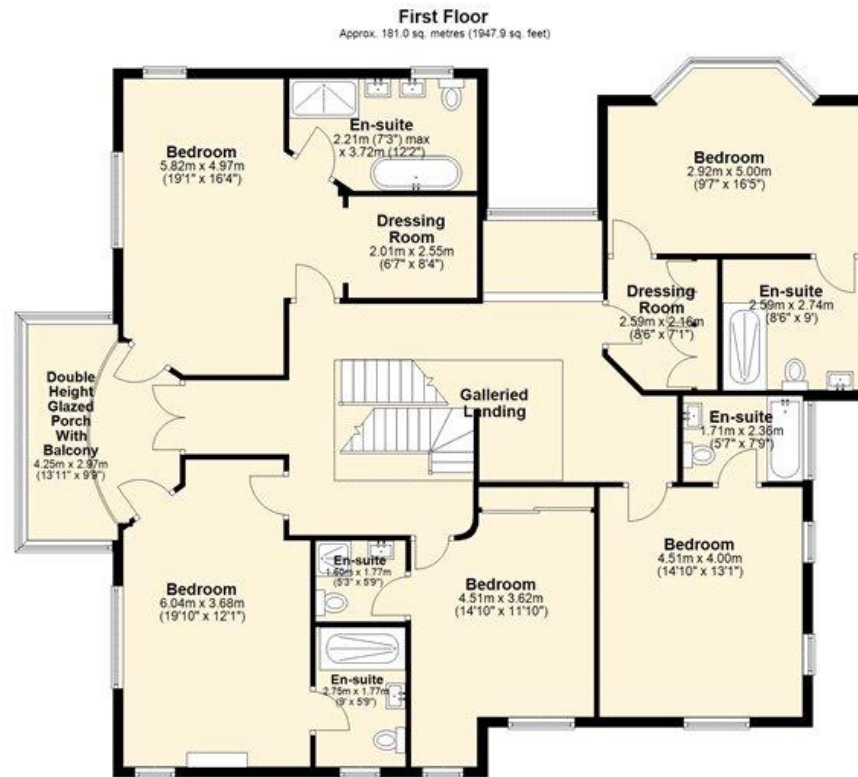
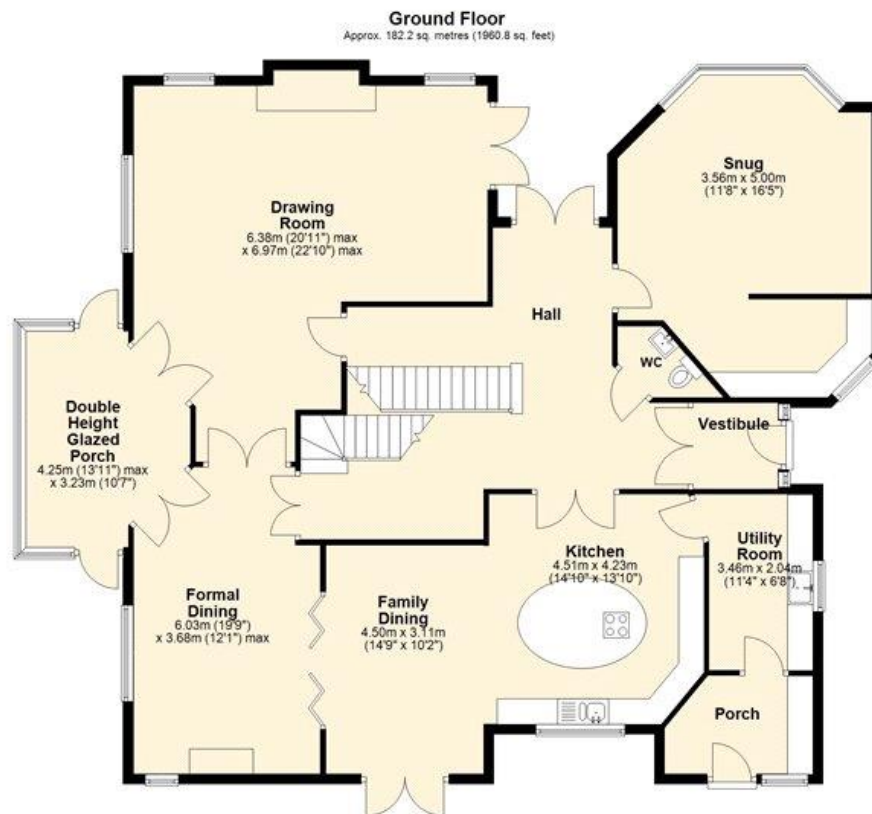
SUBSTANTIAL MODERN COUNTRY HOUSE, ON APPROX. 26 ACRES, WITH STUNNING VIEWS OVER FIELDS AND MATURE WOODLAND. INCLUDES DETACHED ANNEXE AND EXCELLENT STORAGE.



Classification E2 - Business Data







Total area: approx. 363.1 sq. metres (3908.7 sq. feet)
Seaton New Hall

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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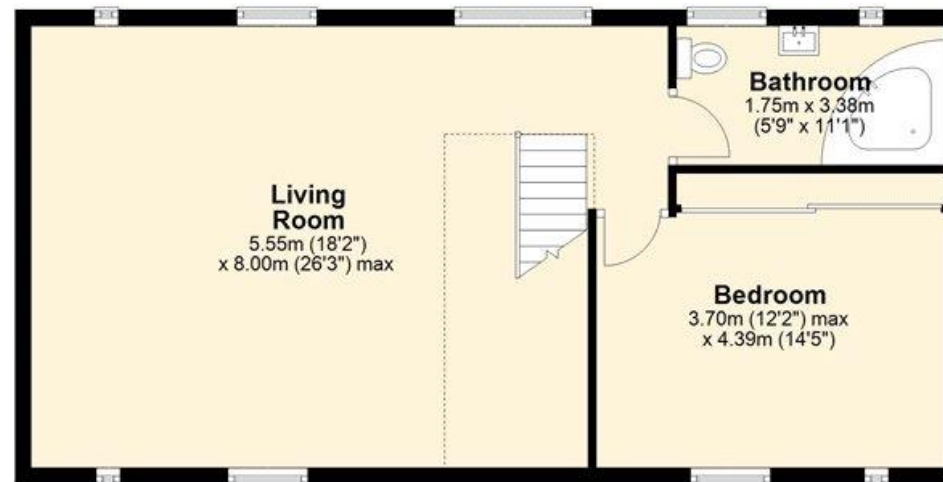
Ground Floor

Approx. 88.0 sq. metres (947.6 sq. feet)



First Floor

Approx. 63.7 sq. metres (685.4 sq. feet)



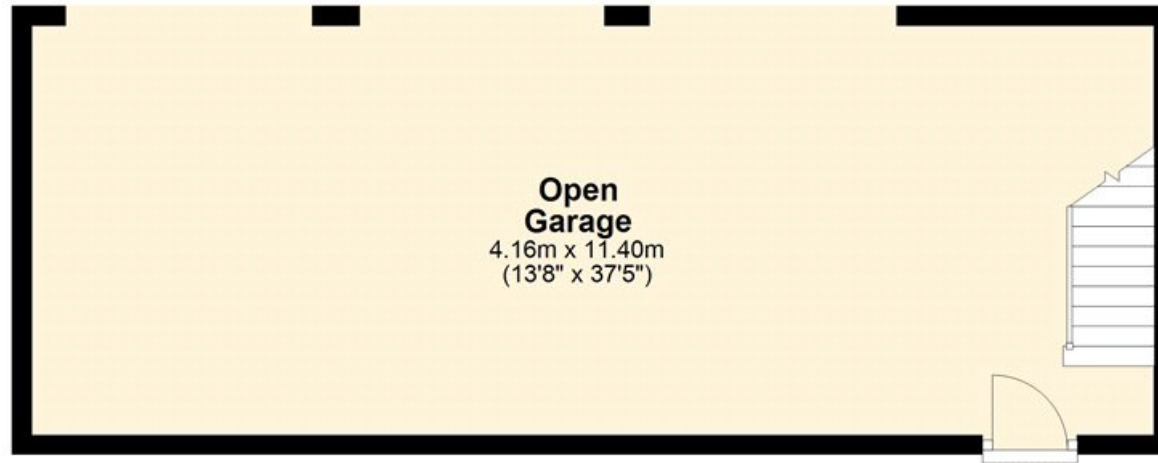
Total area: approx. 151.7 sq. metres (1633.0 sq. feet)

Seaton New Hall Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	68 D
39-54	E		
21-38	F		
1-20	G		

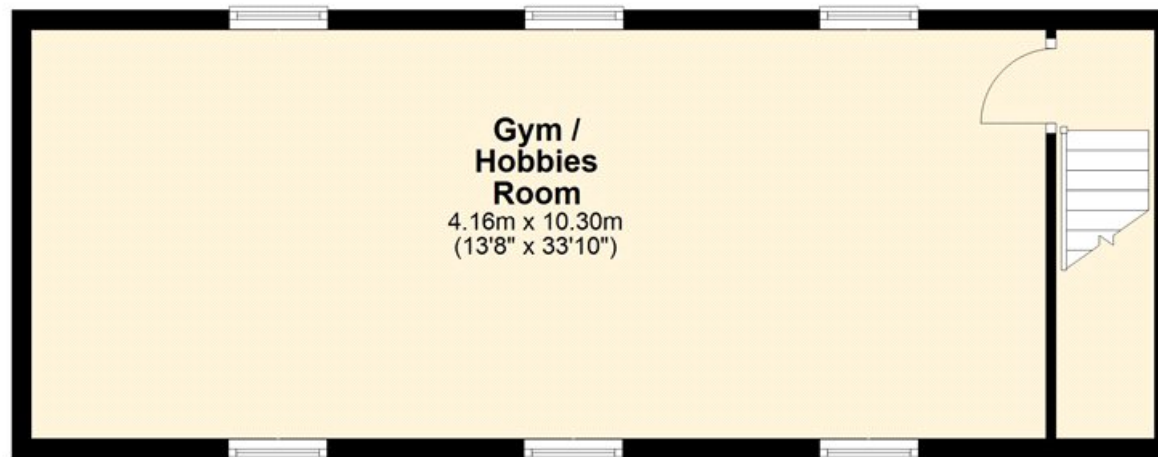
Ground Floor

Approx. 47.5 sq. metres (510.8 sq. feet)



First Floor

Approx. 47.5 sq. metres (511.0 sq. feet)

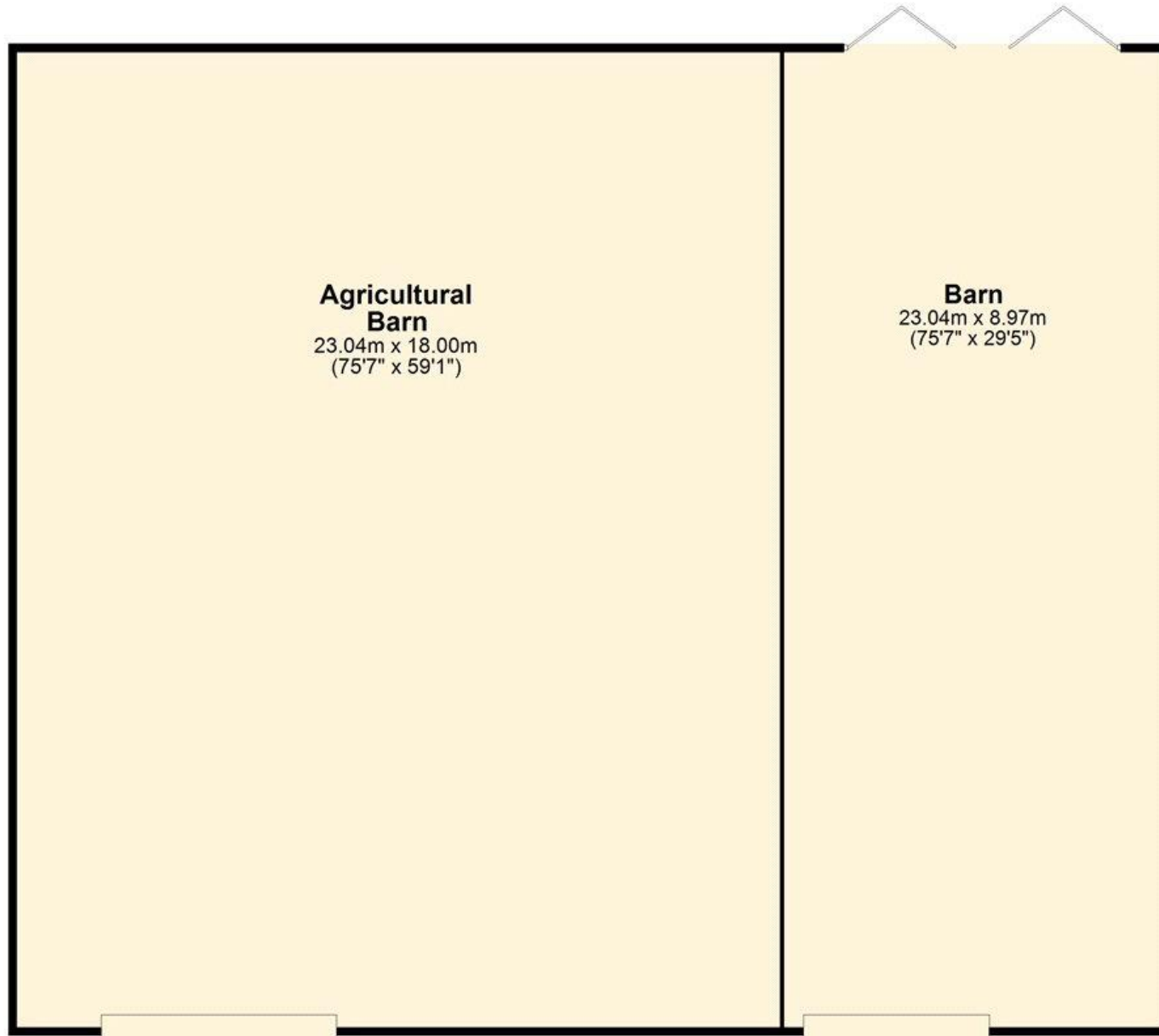


Total area: approx. 94.9 sq. metres (1021.7 sq. feet)

Seaton New Hall Garage / Gym

Ground Floor

Approx. 623.6 sq. metres (6712.1 sq. feet)



**Agricultural
Barn**
23.04m x 18.00m
(75'7" x 59'1")

Barn
23.04m x 8.97m
(75'7" x 29'5")

Total area: approx. 623.6 sq. metres (6712.1 sq. feet)
Seaton New Hall Barns