



Guide Price £425,000

- High Quality Detached Home
- Unique One-Off Build
- Choose Your Own Finish
- Building Warranties Included
- Enquire For Further Details
- Council Tax and EPC - To Be Confirmed
- Large Garden To Rear
- Countryside Views

Pheasant Lodge, 5a Park Lane, Barlow, Selby, YO8 8JW

A rare opportunity to own a bespoke newly built three bedroom detached family home (1450 sqft) in the picturesque village of Barlow, near Selby, early reservation will enable input to your own choice of luxury finishes, featuring a generous garden, ample parking, and beautiful countryside views.

28 Market Place, Wetherby, LS22 6NE

Tel: 01937 586177

Email: wetherby@dacres.co.uk

dacres.co.uk   



Pheasant Lodge, 5a Park Lane, Barlow, Selby, North Yorkshire, YO8 8JW

General remarks

Nestled in the charming village of Barlow, just a few miles from Selby, this one-off, three-bedroom detached new build offers the perfect blend of countryside tranquillity and modern living. Barlow is well-connected, with excellent road links to Selby, Goole, York, and Doncaster, and easy access to the A19 and

M62, making commuting straightforward. The village benefits from a friendly community, a local pub, and proximity to excellent schools and everyday amenities available in nearby Selby, just a short drive away.

Designed with contemporary living in mind, the property boasts a spacious open-plan kitchen, dining, and sitting area, perfect for family life and entertaining. The shaker-style kitchen features solid wood worktops, a central island, and a light, airy layout. The ground floor also includes a versatile office/study/utility, a bedroom with an adjoining double shower room, and a separate WC, offering flexibility for guests or multi-generational living. The property will be finished to an exceptional standard throughout, showcasing quality materials and craftsmanship.

Upstairs, the home offers two generous double bedrooms and a stylish family bathroom, providing comfortable and elegant accommodation for all. Outside, a large gravel driveway offers ample parking for multiple vehicles, while the spacious rear garden is laid to lawn and enjoys beautiful open field views—perfect for relaxing or entertaining outdoors.

As the property is still under construction, buyers making an early reservation will have the exciting opportunity to choose their preferred kitchen style, tiles, and flooring, ensuring a truly personalised finish. All relevant warranties will be included within the sale for peace of mind. For further details and to discuss the available design choices, please contact the agents—this is a rare chance to secure a bespoke new home in a sought-after North Yorkshire village.

Directions

Upon entering Barlow from the west on Barlow Common Road which in turn becomes Park Road, continue through the village where the property will be found further down on the right hand side

what3words renews.branched.awesome

Local Authority & Council Tax Band

- Selby District Council
- Council Tax Band NA

Tenure, Services & Parking

- Freehold
- All mains services are installed.
- Ample driveway parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: WET250067



Floorplans



EPC TBC

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

Contact us



01937 586177



wetherby@dacres.co.uk

