



CAMELA LANE, CAMBLESFORTH
GUIDE PRICE £550,000

Carter Jonas

CHESTNUT BARN, CAMBLESFORTH

Built by the respected Green Oak Developers, this beautifully appointed four-bedroom home combines traditional character with contemporary energy-efficient living. Accommodation arranged over three floors, the property has been thoughtfully designed to provide stylish family living with high-quality finishes throughout.

The ground floor features a spacious dual-aspect sitting room with French doors opening onto the garden, a well-equipped kitchen with integrated Bosch appliances, utility area and cloakroom/WC. To the first floor are three bedrooms and a contemporary family bathroom, whilst the second floor boasts an impressive principal bedroom, creating a private retreat away from the main accommodation.

Designed with sustainability in mind, the home benefits from a Daikin air source heat pump, underfloor heating, high-performance double glazing and an EPC A rating, ensuring low running costs and exceptional comfort.

- Kitchen
- Oak-effect kitchen with cottage oak worktops and upstands
 - Bosch integrated appliances
 - Double oven and combination microwave
 - Integrated dishwasher
 - Integrated fridge freezer
 - Touch-control hob
 - Black composite sink with mixer tap

- Bathrooms
- Contemporary Scudo sanitaryware
 - Illuminated vanity cabinets
 - Slate grey and black heated towel rails
- Heating & Efficiency
- 100% electric home
 - Daikin air source heat pump
 - Ground floor zoned underfloor heating
 - Individually controlled radiators to upper floors
 - EPC A rated

- External Features
- German-engineered slate grey flush sash windows
 - Composite entrance door with oak-leaf obscure glazing
 - Bespoke oak entrance porch
 - Dusk-to-dawn exterior lighting
 - External power sockets and outside tap
 - EV charger provision
 - Indian stone paving and patio
 - Turfed and fenced rear garden

Camblesforth is a sought-after North Yorkshire village positioned between Selby and Snaith, offering the perfect balance of rural living and excellent connectivity. Residents benefit from local amenities, a village primary school, nearby countryside walks and convenient access to the M62 motorway network for commuting to York, Leeds and Hull. The village remains popular with families and professionals seeking a quieter pace of life whilst retaining easy access to surrounding towns and cities.

Creating Exceptional Homes. Building Lasting Relationships.

Green Oak Developers was founded by Paul Bentley, and has earned a strong reputation for delivering bespoke, high-quality homes throughout the North of England. With extensive experience in property development, refurbishment and construction, the company takes pride in transforming ideas into beautifully crafted homes that combine quality, style and practicality.

Today, the business is led by Directors Paul Bentley and his son, Aron Bentley, whose shared passion for quality craftsmanship, innovation and customer care continues to drive the company forward. Together, they oversee the delivery of exceptional homes, combining traditional values with a modern approach to development and construction.

From the initial concept through to planning, design, funding and construction, Green Oak Developers manages every stage of the development process, providing clients with a seamless and professional experience from start to finish.

The company specialises in unlocking the potential of land and buildings, including:

- Residential redevelopment projects
- Brownfield land development
- Agricultural building conversions
- Back garden and infill developments
- New-build residential schemes
- Property refurbishment and enhancement projects

Green Oak Developers also offers flexible funding solutions and joint venture opportunities for landowners looking to maximise the value of their assets. Rather than simply selling land, clients can work alongside an experienced development partner to unlock greater long-term returns through collaborative development.

Quality Without Compromise

At the heart of every project is a commitment to craftsmanship, attention to detail and customer satisfaction. Green Oak Developers has become known for delivering homes of exceptional quality, with every development carefully considered to meet the needs of modern living.

Trusted by Landowners and Clients

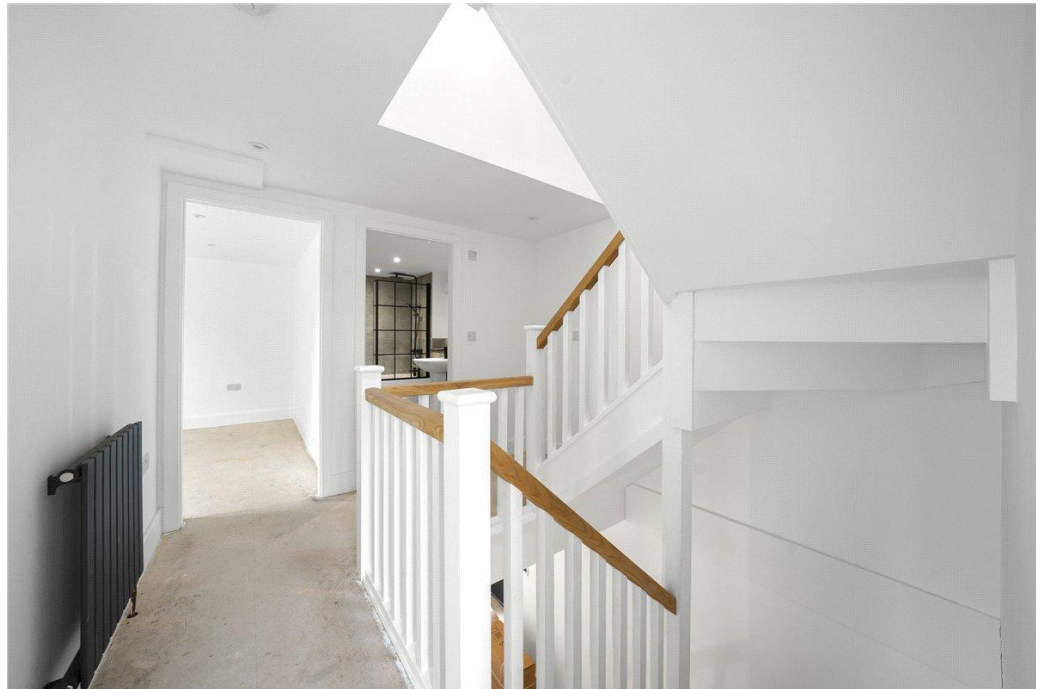
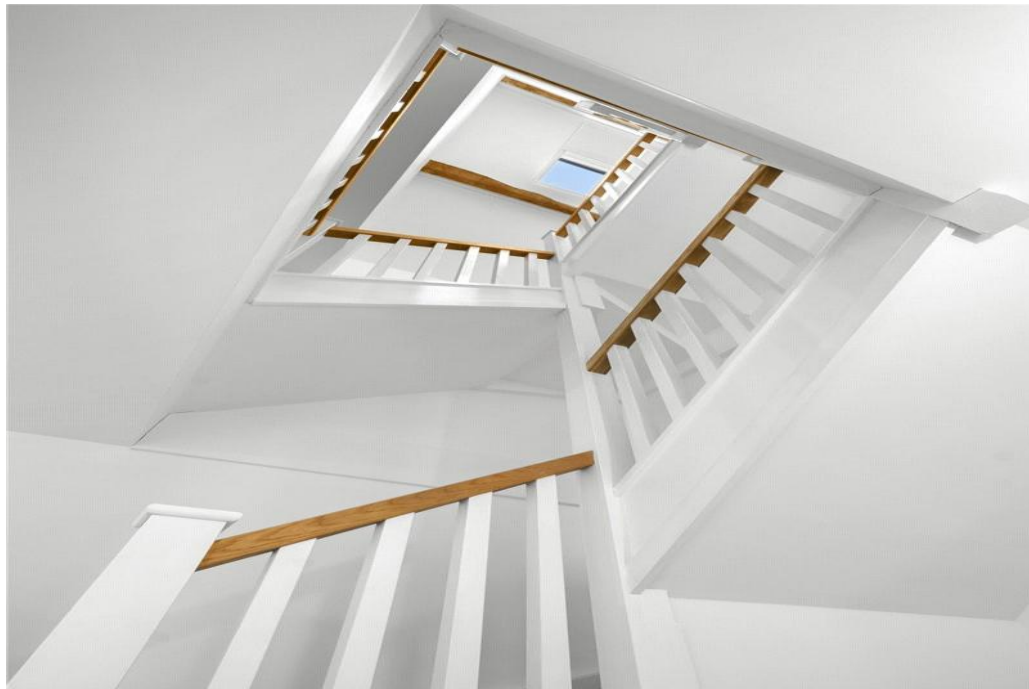
Over the years, Green Oak Developers has built strong and lasting relationships with landowners, investors, consultants and homeowners. The company's hands-on approach, transparent communication and dedication to customer care have helped establish a reputation for professionalism and reliability throughout the region.

Whether delivering a single bespoke home or a larger residential scheme, Green Oak Developers is committed to creating outstanding properties while providing a first-class experience for every client.

Green Oak Developers: Turning Vision into Reality. One Exceptional Home at a Time.

THIS BEAUTIFULLY PRESENTED FOUR-BEDROOM HOME OFFERS SPACIOUS ACCOMMODATION OVER THREE FLOORS, FINISHED TO A HIGH STANDARD THROUGHOUT.







Camela Lane, Camblesforth, YO8

Main House = 111.0 sq m / 1195 sq ft
(Excluding Void)

Limited Use Area = 6.1 sq m / 66 sq ft

Approximate Gross Internal Area = 117.1 sq m / 1261 sq ft

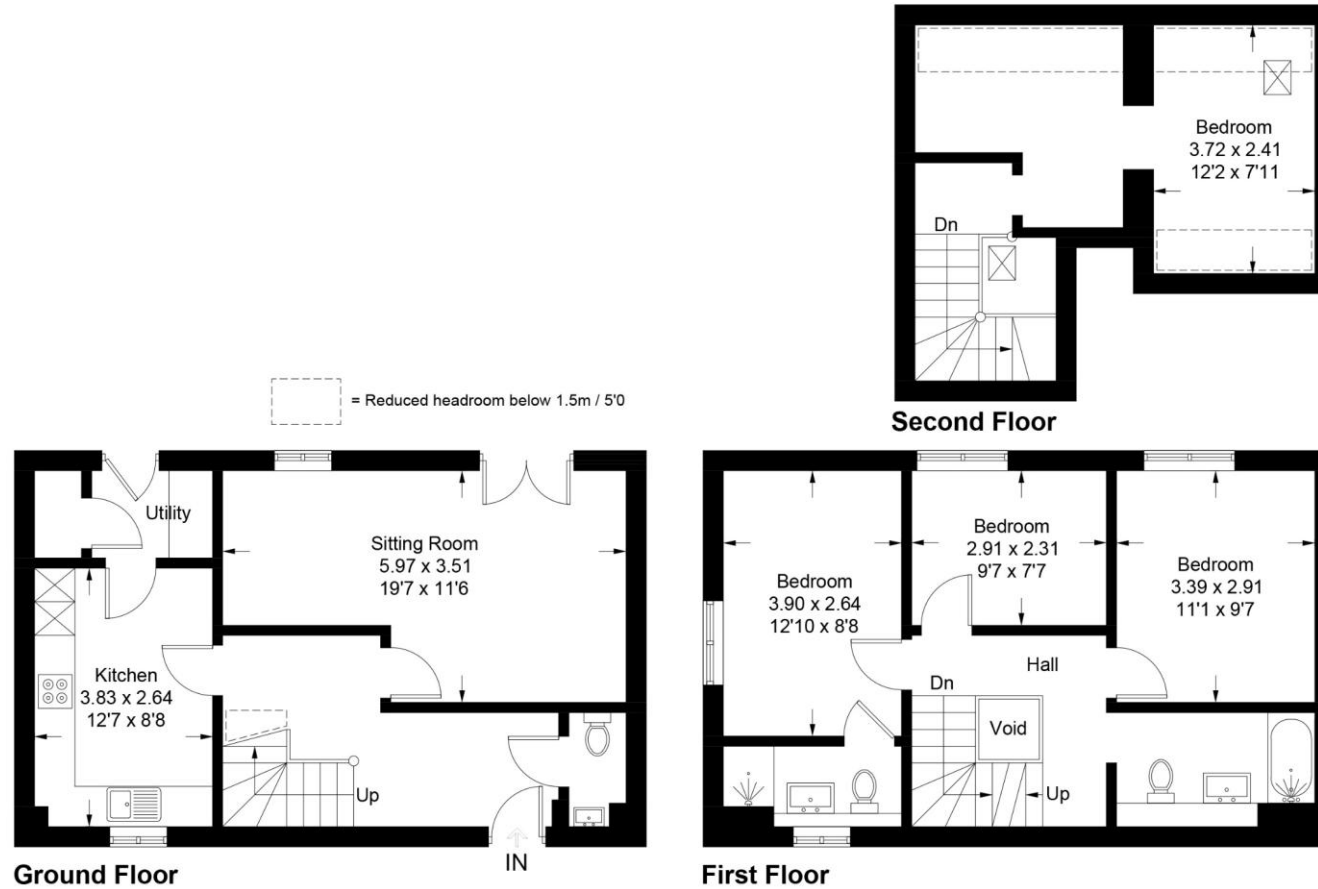


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Score	Energy rating	Current	Potential
92+	A	102 A	103 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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