



**BRAYTON LODGE, DONCASTER ROAD, SELBY**  
£725,000

**Carter Jonas**



# BRAYTON LODGE, DONCASTER ROAD, SELBY, YO8 9AU

One of Selby's landmark homes, Brayton Lodge dates back to the early 19th century and offers almost 3,600 sq ft of versatile accommodation, set in private grounds of around a third of an acre.

The house has evolved over time, with sympathetic extensions that create generous, flexible spaces for both family living and entertaining. The ground floor flows well, combining formal and informal rooms with a large utility and a rear studio. The kitchen is a real feature – bespoke oak units with granite worktops, a matching island, pantry, and a cast-iron AGA.

To the east wing, a substantial reception room retains an original sliding timber divider, allowing it to be used as one impressive room or two smaller ones. It has windows to three sides, French doors to the garden, and an open fireplace framed by period detailing. A further snug provides a cosy second sitting space.

Upstairs, a split landing leads to six bedrooms in total. Four double bedrooms and the house bathroom are arranged to the front, with two further rooms to the rear forming part of an extension. These are currently used as a home office and games room but could easily adapt to other needs – with one enjoying its own staircase and scope to function as an annexe if desired. Above, a loft room provides further useful storage. The house bathroom includes a traditional three-piece suite and separate shower.

Outside, Brayton Lodge sits well back from Doncaster Road, approached via a private drive and secure electric gates. A large block-paved forecourt offers ample parking and leads to a detached garage. The gardens are a particular highlight: enclosed, private, and mainly laid to lawn, framed by mature trees. To the rear is a sheltered courtyard with brick pond and planting.

This is a rare opportunity to secure one of the area's most recognisable homes – substantial in scale, rich in character, and set within generous grounds, yet within easy reach of Selby town centre.

**TENURE** Freehold

**LOCAL AUTHORITY** North Yorkshire Council

**COUNCIL TAX BAND** E

**EPC BAND** F

**A LANDMARK 19TH-CENTURY HOME WITH C.3,600 SQ FT OF SPACE, INCLUDING 6 BEDROOMS, MULTIPLE RECEPTION ROOMS, AN AGA KITCHEN, STUDIO AND LOFT ROOM.**









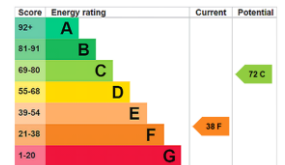




Brayton Lodge, Doncaster Road Selby, YO8  
 Approximate Area = 3622 sq ft / 336.5 sq m  
 Outbuilding = 250 sq ft / 23.2 sq m  
 Total = 3872 sq ft / 359.7 sq m



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 #98069



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