



A substantial 4 bedroom barn conversion discretely positioned within a charming courtyard setting off Alne's picturesque Main Street offered free of any onward chain. Converted in 2001, The Granary provides over 2,000 sq ft of beautifully presented living space that includes 2 formal reception rooms, orangery and a study, dining kitchen, bootilility room and an impressive principal bedroom suite, complemented by a south facing rear garden and twin garaging.

Tenure: Freehold
 Services/Utilities: Electricity, Water and Sewerage are understood to be connected
 Broadband: Up to 76 Mbps* download speed
 EPC Rating: F - 37
 Council Tax: E - North Yorkshire Council
 Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.



A spacious reception hall with elegant staircase, cloakroom/wc and storage cupboard leads off into a charming dual aspect snug and a living room with wood burning stove, high vaulted ceiling and double doors leading into a fabulous orangery with further double doors opening out into a delightful south facing rear garden.

The attractively appointed dining kitchen provides generous storage and a range of integrated appliances (gas hob, oven, grill, fridge and freezer) complemented by a sensibly sized study/2nd snug and a bootility room leading off.

The first floor of this beautiful barn conversion features 14'6" (4.42m) high vaulted ceilings and a wealth of exposed beams with doors leading off the landing into an impressive dual aspect principal bedroom suite with its own dressing room and a bathroom, 3 further bedrooms and a bathroom.

Other internal features of note include double glazing and an LPG fired central heating system.

Home Farm Court comprises of 5 individually designed barn conversions within a courtyard setting accessed off the Main Street by it's own private road. The Granary enjoys the benefit of 2 parking spaces and 2 adjoining single garages, one of which has been dry lined and insulated to create a much more versatile space with the option remaining to revert back into a garage in the future.

The front garden is mainly laid to lawn and within the communal courtyard area there is a covered wheelie bin store and a useful dry store room (10'1" x 4'9") with power and light connected.

The delightful south facing rear garden features a lawn, flowerbed borders and both paved and decked seating areas.

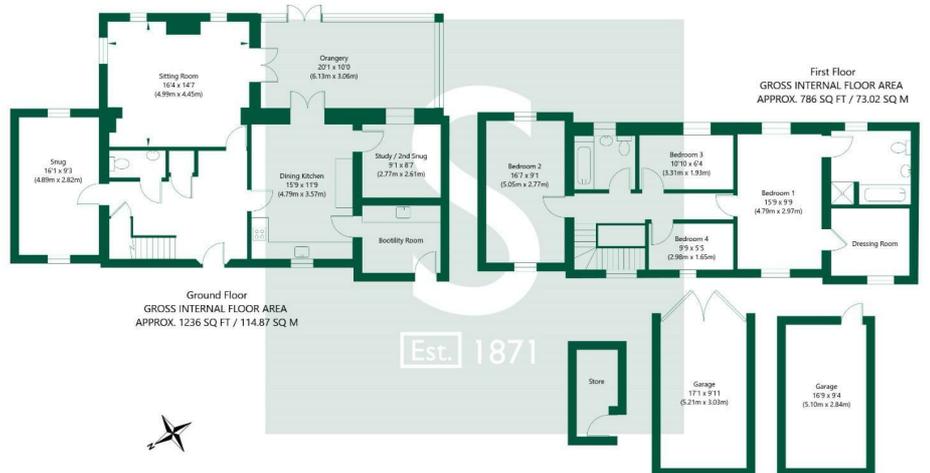
AGENTS NOTE

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

DON'T MISS OUT ON YOUR NEXT HOME

Last year, our social media content reached over 6.7 million views. By following Stephensons, you'll get exclusive video content, pre-market property teasers, off-market opportunities and early access to new listings before they appear online. Follow us today and stay one step ahead of other house hunters. Simply search @stephensons1871 on your favourite social media platform and start exploring.

Home Farm Court, Alne, York, YO61 1TE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2022 SQ FT / 187.89 SQ M - (Excluding Garages and Store)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
 www.exposurepropertymarketing.com © 2025

Partners:

- J F Stephenson MA (Cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg. dip MRICS
- O J Newby FNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)
- E G Newby MRICS
- T Brooks MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900

Associate Partners:

- N Lawrence
- I Jarvis MNAEA