

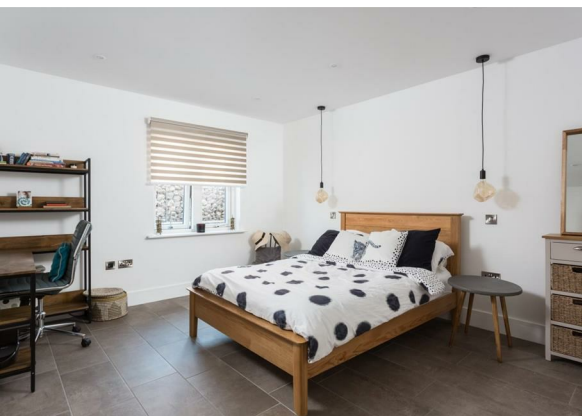


## Easingwold, York Guide Price £550,000

A simply stunning 3 bedroom contemporary barn conversion of significant style, charm and beauty located opposite an 18 hole golf course, less than a mile outside Easingwold and only 11 miles north of York. Built in 2021 and forming part of an exclusive gated development of 6 contemporary homes, the breathtakingly beautiful bespoke interior includes a 35'8" (10.87m) long dining kitchen and living room with a 17'10" (5.44m) high vaulted ceiling, complemented by 2 ground floor double bedrooms and bathroom plus a stunning first floor master bedroom with luxury en-suite bathroom and a magnificent mezzanine overlooking the living space.

Follow Stephensons on your favourite social media platforms for exclusive video content, pre-market teasers, off market opportunities and a head start on other house hunters by getting to see many of our new listings before they appear online. Find us by searching for stephensons1871.





## Inside

Prepare yourself to be blown away as walk into a staggeringly stunning 35'8" (10.87m) long underfloor heated dining kitchen and living room with a 17'10" (5.44m) high vaulted ceiling, bi-folding doors off the living area with remote control blinds and an exquisitely designed Kuhlmann kitchen featuring an ash topped central island and dining bar, generous storage and a range of high specification Siemens appliances that include an induction hob with downdraft extractor, fridge, freezer, wine chiller and eye level oven, grill and microwave plus a Quooker tap, complemented by a useful utility room leading off.

An inner hall leads off into 2 ground floor bedrooms (1 with built-in wardrobes) and a stylish bathroom with both a bath and separate walk-in shower.

A beautiful bespoke oak staircase leads up to a fabulous mezzanine overlooking the living room which features further oak flooring, bespoke cabinetry and is an incredibly versatile space, ideal as a home office, studio, snug or quite simply as a reading and relaxation zone. Leading off the mezzanine is the principal bedroom with exposed beams and a luxurious en-suite bathroom with contemporary bath tub and separate walk-in shower.

Other internal features of note include a gas fired central heating system, underfloor heating to the ground floor and triple glazing.

## Outside

A secure gated driveway with entry code and telecom leads up to Lavender Barn's private double width driveway with provisions for an ev charging point and a pretty part walled south facing garden which has been landscaped to feature a lawn, generous paved seating area, raises veg beds, greenhouse and external lighting.

Paved pathways lead round from both sides of the property to a covered and versatile area at the rear which features a bike store, external power points, lighting and tap plus a useful sink as well as providing invaluable covered storage space.

## Tenure

Freehold

## Services/Utilities

Electricity and water are understood to be connected with sewerage by way of Klargester foul water treatment plant and LPG courtesy of a common underground tank.

## Broadband Coverage

Up to 1600\* Mbps download speed

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

## EPC Rating

C - 71

## Council Tax

D - North Yorkshire Council

## Current Planning Permissions

No current valid planning permissions

## Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold

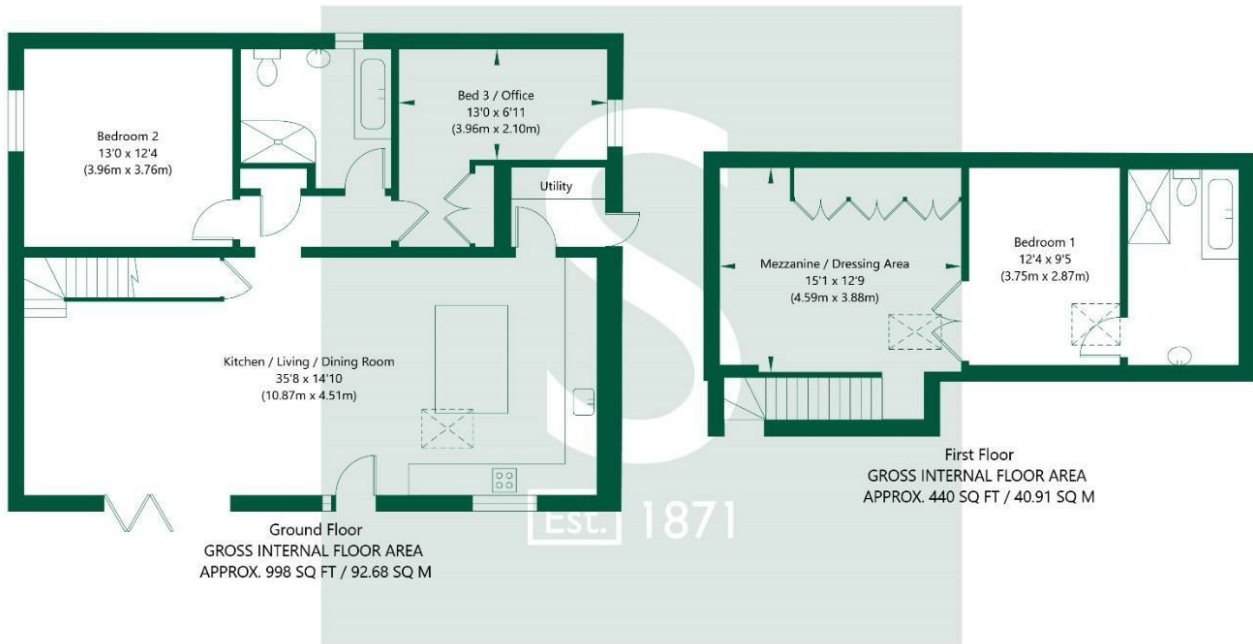
## Imagery Disclaimer

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.

## Agent's Note

Please also note that all 6 barns contribute approx. £350 each per year for the ongoing maintenance and running costs of the communal areas that include the electric gates, driveway lighting and water treatment plant.

# Hollins Grove Farm, Easingwold, York, YO61 3ES



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1438 SQ FT / 133.59 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
www.exposurepropertymarketing.com © 2025



## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## 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 MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

## Associates

N Lawrence

