



A simply stunning brand new barn conversion built by local developer Howardian Developments within a former 18th Century rural farmstead located 3.5 miles west of Easingwold and 13 miles north of York. Features include 3 bedrooms, 2 bathrooms, 18'0" (5.49m) long living room and a superb 378 sq ft (35.15 sq m) dining kitchen, complemented by a south facing rear garden, open bay garage plus an option to buy a paddock.

Tenure: Freehold  
 Services/Utilities: Electricity & Water are understood to be connected with sewerage by way of a treatment plant and LPG courtesy of a communal underground tank.  
 Broadband: Up to 76 Mbps\* download speed  
 EPC Rating: New Build - Rate Not Available Yet  
 Council Tax: New Build Rate Not Available Yet - North Yorkshire Council  
 Current Planning Permission: No current valid planning permissions

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



An impressive reception hall with staircase and cloakroom/wc leads off into an 18'0" (5.49m) long living room with double doors opening out into a south facing rear garden. The light, airy and spacious dining kitchen features expansive quartz worktops, generous storage and a range of integrated appliances (induction hob, oven, grill, microwave, fridge, freezer and dishwasher) complemented by a quartz topped central island and a useful utility room leading off.

The ground floor also features underfloor heating and oak flooring in the hall, living room and dining kitchen.

The first floor boasts a wealth of exposed beams and a high vaulted ceilings and a landing with oak doors leading off into a fantastic 20'11" (6.38m) long principal bedroom with rural glimpses, dressing room and a luxurious en-suite shower room, 2 further bedrooms and a house bathroom with a dual shower over the bath. Other internal features of note are double glazing and a combination of LPG fuelled underfloor heating (ground floor only) and radiator heating on the first floors.

The barn comes with a ready turfed front garden, an open bay garage with light and power connected plus provisions for an EV charging point and generous visitor parking. The south facing part walled rear garden also comes ready turfed and features a paved seating area and gated access onto a service lane.

This barn also comes with an option to purchase a paddock by way of separate negotiation.

Each property will also come with a 10 year peace of mind warranty courtesy of Advantage Home Construction Insurance.

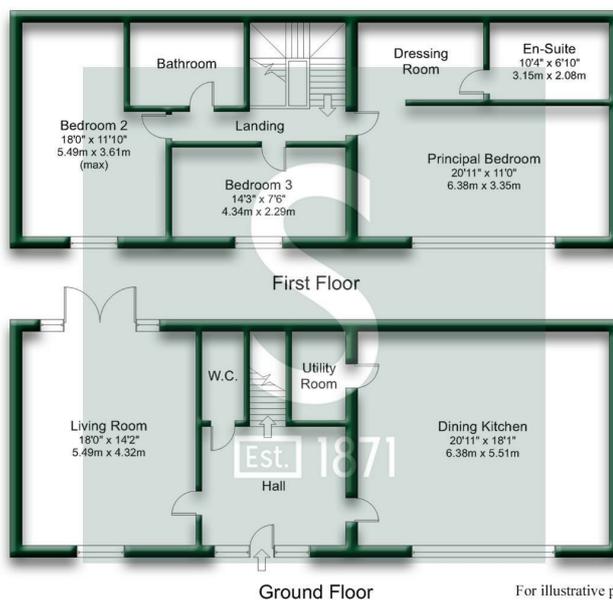
**AGENTS NOTE**

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.

Please note that all room dimensions are approximate and have been taken off the developer's working drawings and may be subject to changes and each barn will pay an annual service charge for the maintenance of the access road. Further details upon request. Each barn will pay an annual service charge for the maintenance of the access road. Further details upon request.

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